Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8147 • House - Castillonnès •



DETAILS

Land surface: 1.2 ha

Number of bedrooms: 2

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

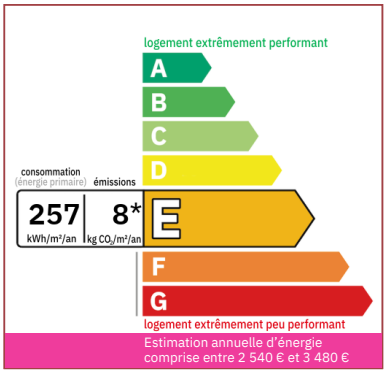
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1950



A house from the 1950s with a living area of approximately 90 m2 and a fitted basement. 2 habitable chalets and two garages/workshop. A 1.2 hectare plot of land with a lake and a lovely view.

90 m² living

12 000 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

197 950 €

Agency fees: 7 % VAT included*
Price without fees: 185 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°8147 •

A single-storey house of approximately 90 m2 of living space including:
- An entrance of approximately 1.8 m2, tiled floor, with an independent toilet of approximately 1.5 m2.
- A kitchen of approximately 12.3 m2, tiled floor, earthenware above the work surface fitted with high and low cupboards, equipped with a gas hob, an extractor hood, a sink.
- A living/dining room of approximately 30 m2, in the dining room area, linoleum on the floor, tiled floor in the living room area. A fireplace equipped with an insert.
- A distribution corridor of approximately 5 m2, tiled floor, cupboards.
- A bathroom of approximately 9.5 m2, with cupboards, tiled floor, earthenware walls, sink on cabinet, bathtub, vmc.
- A room of approximately 12 m2, linoleum on cement floor.
- A bedroom of approximately 18.5 m2, floating parquet flooring, cupboards.
- A cellar of approximately 1 m2, old staircase which served the basement.

In the basement, accessible from the outside, ceiling height of 1.9m:
- An entrance of approximately 12 m2, tiled floor.
- A summer kitchen of approximately 22.4 m2 with tiled floors, cupboards.
- A black room/office of approximately 13.8 m2.
- A covered terrace.
- A bathroom accessible from the outside of approximately 10.7 m2 with a sink, a sanitary grinder and a bathtub.

Further information :
- Wooden joinery with single glazing and wooden shutters.
- Electric heating and insert with heat diffuser in the rooms.
- Glass wool insulation.
- Sanitation by a non-compliant septic tank.
- Property tax: €638 (2023).

Outside :
- A shed of approximately 13.5 m2 converted into an extra bedroom, with a wood stove.
- A second shed of approximately 22 m2 built on stilts, with a covered terrace, a living room with kitchen, a







