# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8622 • House - Cancon •




## DETAILS

**Land surface:** 5000 m²

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Without

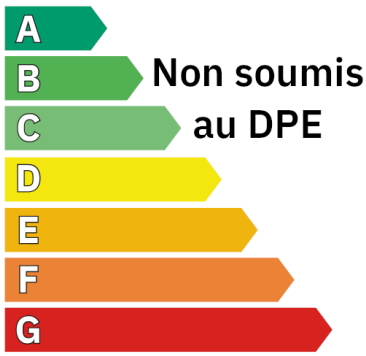
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** No

**Built:** Not specified




Very good potential for this stone complex comprising: dwelling house, barn, hangar and old henhouse, with approximately 5000m2 around, possibility of having up to 5 hectares!

100 m² living

5 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

134 000 €

Agency fees: 7,2 % VAT included*
Price without fees: 125 000 €

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

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## • Description ref n°8622 •

Residential property to renovate comprising:
- covered terrace (31.7 m²)
- entrance hall (approx. 9 m²),
- kitchen (20 m²),
- living room (13 m²),
- dining room (13 m²);

Upstairs:
- landing,
- 2 bedrooms (13 and 19 m²),
- shower room with toilet (4 m²).

Attached garage with attic space above (36 m²), former wine storehouse on the right (32 m²), workshop at the back (28 m²).

A barn (approx. 215 m²) with open shelters, a shed (approx. 130 m²), and an enclosed sheet metal building (former chicken coop - approx. 137 m²). A well next to the enclosed area in front of the house (ideal for a vegetable garden/chicken coop).

Miscellaneous:
- No drainage
- No heating
- Single-glazed wooden windows
- The land is vacant, with the possibility of acquiring more or less land.









