



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8766

• House - Cancon •



## DETAILS

**Land surface:** 2200 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

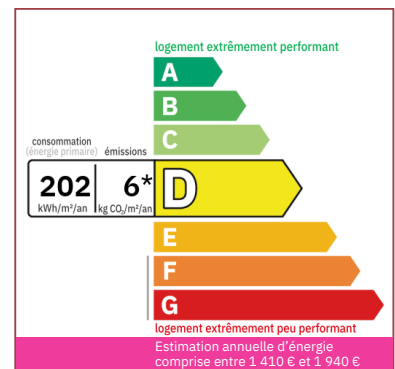
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1975



Cancon area, in a residential development, charming house of approximately 123 m<sup>2</sup> with 5 bedrooms and large basement on an enclosed garden of more than 2200 m<sup>2</sup>.

124 m<sup>2</sup> living

2 200 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

192 600 €

Agency fees: 7 % VAT included\*  
Price without fees: 180 000 €

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



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## • Description ref n°8766 •

House with a basement, built in 1975 on a 2242 m<sup>2</sup> plot.

The house, approximately 123 m<sup>2</sup>, comprises: an entrance hall, a main living/dining room with a wood-burning stove, a fitted kitchen, three bedrooms, a shower room with double vanity, and a separate toilet with a hand basin.

The basement, of the same size, includes: a garage, a living area with a kitchen and two bedrooms, a workshop, and a toilet.

Outside, there is a large balcony and a courtyard overlooking a landscaped, enclosed garden.

The windows are double-glazed PVC. Electric heating. Mains drainage.

