



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8846

• House - Castillonès •



DETAILS

Land surface: 1579 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

On the outskirts of a small village, in a quiet residential area, with a lovely panoramic view, this single-story house offers the potential for an adjoining studio or for a different layout. It features an enclosed garden with mature

112 m² living

1 579 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

199 950 €

Agency fees: 6,9 % VAT included*

Price without fees: 187 000 €

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



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• Description ref n°8846 •

Recently renovated single-story house comprising: a kitchen (11.3 m²) opening onto a living/dining room (31.5 m²) with a wood-burning stove, a hallway (4.6 m²) leading to three bedrooms (11.1, 9.5, and 9.3 m²) and a bathroom (4.1 m²) with two sinks, a bathtub, and a towel warmer, and a toilet. There is also a room to be finished (10.4 m²), a laundry/pantry (5.4 m²), and the former garage converted into a separate bedroom (13.6 m²). These last three rooms could be converted into a self-contained studio apartment or used as office space (for example, for a professional practice). Heating is provided by electric convectors and a wood-burning stove (which currently heats the entire house). The windows are double-glazed PVC. The walls and ceiling have been insulated. Drainage systems have been installed around the perimeter of the house to improve drainage. Outbuilding of approximately 15 m². Fenced garden with trees, gated and pedestrian gate. Beautiful panoramic view.

