



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8931

• House - Castillonnès •



DETAILS

Land surface: 483 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

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

In a quiet little village, 5 minutes driving from Castillonnès, a village house with a garage and garden offers multiple development possibilities. Ideal as a family home or a second home.

144 m² living

483 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

129 000 €

Agency fees: 7,5 % VAT included*

Price without fees: 120 000 €

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



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Village house, attached, with garden and garage.

The house comprises: - on the ground floor: entrance hall - 14 m² - (with stairs to the first floor), dining room (17.5 m²), living room (30 m²) with fireplace/insert and French doors opening onto the garden, fitted kitchen (13.6 m²), shower room - 10.2 m² - (washbasin, shower, storage cupboards and toilet) with access door to the garden, garage (15.9 m²) with electric gate.

From the garage, a door leads to a workshop (11 sq m) with an old fireplace and to the attic – approximately 59 sq m – (this space could be converted into a second dwelling or used to extend the house)

Upstairs: landing (7.3 sq m), 3 bedrooms (15, 18.8, and 11.3 sq m), and a bathroom – 5.7 sq m – (sink, bathtub, toilet). Original wood floorboards in one of the bedrooms.

Single-glazed wooden windows. Heating via a wood-burner (the owner is unsure if the flue extends to the roof). Mains drainage.

Renovation work required.

Attractive garden with mature trees, a gated entrance on the back street (accessible by vehicle), and a pond.

