Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8993 • House - Castillonnès •



DETAILS

Land surface: 300 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood

Drainage/sewage: Septic tank

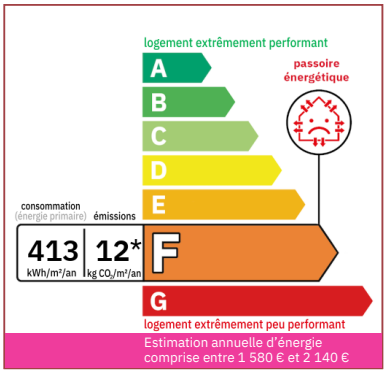
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Country house to renovate, located 5 minutes from Castillonnès, with single-level living. Pleasant garden overlooking the countryside. Ideal first-time purchase or second home.

112 m² living

300 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

99 000 €

Agency fees: 8,8 % VAT included*
Price without fees: 91 000 €

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

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• Description ref n°8993 •

Old, single-story house located on the edge of a hamlet and a few minutes' drive from Castillonnès. In the countryside, the house is surrounded by its landscaped garden (and hedges), approximately 300 m², and enjoys a rural setting with lovely views of cultivated fields.

The house is habitable but requires renovation and upgrades to meet current standards. With a living area of approximately 112 m², the house is laid out as follows:
The entrance leads into a living room (kitchen/dining room of approximately 34 m²) with several windows and a mezzanine (access to the attic). The living room (28.3 m²) is equipped with a wood-burning stove (the only source of heating in the house), two French doors opening onto the front facade, a vestibule with a cupboard for the water heater, three bright bedrooms at the rear, a recently renovated bathroom (sink, bathtub, shower, and toilet) of approximately 6.1 m², and a separate toilet (with a hand basin).

The house has already undergone some renovations (modernized bathroom, new water heater, some double-glazed windows), but it requires further work (modernized windows and doors, additional wall insulation, installation of a heating system for greater comfort, and roof and insulation to be inspected). etc...)

Functional sanitation system, but not compliant with current standards.



