



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5722

• House - Cancon •



DETAILS

Land surface: 1994 m²

Number of bedrooms: 3

Number of levels: 1

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

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

A single storey stone house with lovely 360 ° views. Beautiful living space with 3 bedrooms, an independent barn and land of almost 2000 m²

160 m² living

1 994 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

208 650 €

Agency fees: 7 % VAT included*

Price without fees: 195 000 €

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



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The house has a living area of approximately 160 m², including:

- An entrance to a living / dining room / kitchen of approximately 70 m², terracotta tiled floor. A fitted kitchen, a French window to the terrace on the east side.

An old fireplace equipped with a wood stove.

Several cupboards and exposed beams.

- A bedroom of approximately 12.5 m², tiled floor.

- A bedroom-office of approximately 16.4 m², tiled floor, cupboards, a bay window leading to a covered terrace on the north side.

- From the living room a staircase leading to a mezzanine and first floor with two rooms of 12 m² each (total of approximately 30 m²).

- From the living room, a distribution corridor of approximately 4.6 m²

- A bedroom of approximately 14.7 m², tiled floor, storage mezzanine, cupboards.

- A shower room of approximately 13.4 m², tiled floor, with a shower, a washbasin, a bidet, a separate toilet and a laundry area.

- No central heating, apart from the wood stove

- Roof redone 6 years ago, cleaning done last year.

- Non-compliant septic tank sanitation.

- An independent barn, in concrete blocks of 12.7 m X 5m

- A well

- Garden all around 1994 m², with a 360 ° view, view of Monflanquin.

