

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7160

• House - Lauzun •



#### DETAILS

Land surface: 3702 m<sup>2</sup> Number of bedrooms: 4 Number of levels: 0 Type of heating: Fuel oil Drainage/sewage: Without Swimming pool: No Ground floor living: Yes Work needed: Second work Fireplace: Yes open hearth Built: 1900



Stone house, plastered, of approximately 110m2 with an adjoining habitable outbuilding of approximately 50m2, a beautiful adjoining enclosed garden with trees, garage, shed and old chicken coop.

### 160 m<sup>2</sup> living

3 702 m<sup>2</sup>

Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com Price fees included  $19000 \in$ 

Agency fees: 8,2 % VAT included\* Price without fees: 110 000 €

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



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### • Description ref n°7160 •

Two adjoining dwelling houses comprising:

- for the first: kitchen (25.8m2) with sink, functional open fireplace and French window opening onto the terrace, living/dining room (27m2), pantry-boiler room (5.2m2), hall (approx. 11m2) serving a toilet independent, a shower room (4m2) with walk-in shower, basin, bidet, washing machine; a first bedroom (12.2m2) with cupboards, parquet floor, a second bedroom (21.6m2) with 3 steps to access it, parquet floor; access door to the vaulted cellar, clay floor (approximately 13m2) which also has a door leading to the outside; wooden staircase leading to the attic.

- for the second: entrance hall (16.4m2), kitchen with open fireplace and sink (12.7m2), bedroom 1 with parquet floor (9.8m2), bedroom 2 with parquet floor (10.1m2).

Possibility at the end of the corridor to create a shower room with W.C, old wood stove flue in the corridor and before from this hall you could communicate with house 1 (access in the large bedroom).

Detached garage with water, electricity, insulated, concrete floor; wooden shed and brick building (former chicken coop, rabbit hutches).

#### Various :

- oil central heating in house 1 (CHAPPEE)

- there is a well in the garden (but water supply for the house)

House 1: wooden double glazing in the kitchen and PVC in the living room, otherwise single wooden glazing.
House 2, 1960s: single wooden glazing.









