

189 500 €

Contact agency

Caro Immo 33

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For sale house

Surface : 140 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Year of construction : 1890

Exposition : Est ouest

View : Sans vis à vis

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiling

Features :

fireplace, CALM

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage



### House 162 Villandraut

CAROIMMO 33 EXCLUSIVE!!! 15 minutes from Langon. Charming village house having retained much of its old-world charm. You will be &quot;bluffed&quot; by its interior courtyard lined with various outbuildings (approximately 70 m<sup>2</sup>), which opens onto a delightful enclosed garden of old ripe trees. Ground floor: entrance with cement tiles, kitchen with fireplace, dining room with fireplace, living room with fireplace, large laundry room that can become a master suite. Floor with old parquet flooring: landing, 3 bedrooms, hallway, dressing room, bathroom with shower and WC. Attached garage of 32 m<sup>2</sup>. Everything in the sewer. Please note that work is required: oil central heating, original joinery, electricity to be redone, attic insulation, capillary risers on a wall, sanitary floor. Roof completely redone in 2006, zinc and outbuilding frames reworked in 2015. Old termite passage in two places, undegraded asbestos on garden shed, lead in old paints.

Fees and charges :

189 500 € fees included

Document non contractuel

16/08/2024 - Prix T.T.C

