

## Price on request

### Contact agency

#### Tonneins Immobilier

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### For sale house

6 rooms

Surface : 235 m²

Surface of the living : 24 m²

Surface of the land : 1235 m²

Year of construction : 1948

Hot water : Fuel

Inner condition : to renovate

External condition : GOOD

Couverture : Tuiles en très bon état

### Features :

Toiture, 4 bedrooms, Façade, Nice

Volumes, Garage 70m², Enclosed garden,

Caractère

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G

Document non contractuel



## House 2762 Villefranche-du-Queyran

"A character-filled property offering great potential and complete freedom for any project" Ideally located in the heart of Villefranche-du-Queyran, close to Casteljalous and Tonneins, this charming house impresses with its generous spaces, authentic charm, and numerous possibilities for customization. Upon entering, a spacious hall sets the tone and seamlessly connects the living areas. The ground floor features a bright living room, an elegant lounge, and a dining room extending from it, adjacent to a fully equipped separate kitchen with direct access to the terrace—perfect for social gatherings. Upstairs, a central landing leads to four large bedrooms, including one with a private shower room. A shared bathroom, a communal dressing room, and a separate toilet complete the sleeping area. The house also includes a large 70 m² garage, a 27 m² boiler room, and a usable attic. All of this is set on a 1,235 m² plot, featuring two independent, enclosed gardens and a terrace. Renovation work is needed (carpentry, electrical system, oil heating, modern updates). However, the roof and façades are in very good condition, providing a solid foundation for any refurbishment project.

Fees and charges :

