

**158 500 €**

**For sale house**

**Surface : 140 m²**

**Surface of the land : 600 m²**

**Year of construction : 1890**

**Exposition : Est ouest**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

fireplace, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Legal information**

158 500 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House 162 Villandraut**

CAROIMMO 33 EXCLUSIVE!!! 15 minutes from Langon. Charming village house having retained much of its old-world charm. You will be "bluffed" by its interior courtyard lined with various outbuildings (approximately 70 m²), 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 m². 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.

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