



## Small villa, ideal for a young couple or retirement project,

47290, Cancon, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 1 Bed \* 1 Bath

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# €160,500

Ref: BVI21940



## Property Description

This house on an estate in Cancon has a high diagnostic reading of B72/A2, with 18 solar panels to resell energy. Close to all amenities this villa includes an open plan fitted kitchen 11 m<sup>2</sup>, 1 lounge 22 m<sup>2</sup>, 1 living room 12.990 m<sup>2</sup>, bathroom 5.920 m<sup>2</sup>, bedroom 1: 11.16 m<sup>2</sup>, bedroom 2: 12.29 m<sup>2</sup>, bedroom 3: 10.41 m<sup>2</sup>, bedroom 4: 9.30 m<sup>2</sup>, a laundry room 11 m<sup>2</sup>, a garage 15 m<sup>2</sup>, garden of 727 m<sup>2</sup> with wooden shed of 16 m<sup>2</sup>. Miscellaneous: double glazing, window screens in bedrooms, pellet stove, thermodynamic water heater, 18 solar panels generating income.

Price including agency fees : 160.500 €

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Buyer commission included: 7%

