



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2487

• House - Castillonnès •



## DETAILS

**Land surface:** 1500 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1948

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

Less than ten min. of Castillonnès and its shops, house of 123 m<sup>2</sup> livable, with very beautiful view on the surrounding countryside, garden around and big workshop.

123 m<sup>2</sup> living

1 500 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

**66 000 €**

Agency fees: 10 % VAT included\*

Price without fees: 60 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°2487 •

A house used as a dwelling with land attached and detached, comprising :

On the ground floor:

- entry to use of laundry room (8m<sup>2</sup>)
- w. c independent
- kitchen with open fireplace (12m<sup>2</sup>)
- bright dining room (20,4m<sup>2</sup>)
- living room with fireplace closed fireplace (27m<sup>2</sup>)
- shower room (1,9m<sup>2</sup>)
- wooden staircase leading to the first floor
- garage with access to a cellar.

Has the floor :

- corridor serving the bedrooms (2,3m<sup>2</sup>)
- room 1 at the bottom of the corridor (16,8m<sup>2</sup>)
- 2 bedroom, suitable for a desk, access to other rooms with this room (12,9m<sup>2</sup>)
- bedroom 3, blue (8,3m<sup>2</sup>)
- bedroom 4 orange (8,8m<sup>2</sup>)
- dressing room (5m<sup>2</sup>)

Outside :

- Workshop of approximately 95m<sup>2</sup>.

Miscellaneous :

- Single glazing
- Reversible air conditioning on the ground floor, in addition to the two fireplaces, but no central heating.

