



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 263

• House - Castillonnès •



## DETAILS

**Land surface:** 1600 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

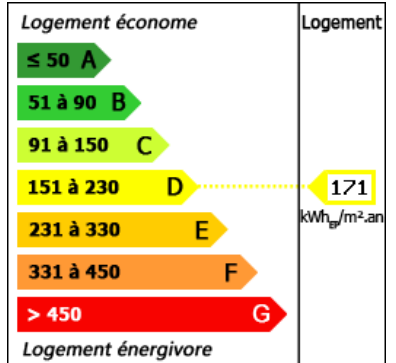
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1967



House close to amenities, price includes furnishings. Approx 80 m2 living space with scope for conversion to provide further 29 m2. Two beds, basement with garage, second garage, conservatory, outbuilding, new septic tank . Enclosed

80 m<sup>2</sup> living

1 600 m<sup>2</sup>

- Castillonnès -

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Price fees included

112 350 €

Agency fees: 7 % VAT included\*

Price without fees: 105 000 €

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



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## • Description ref n°263 •

Price includes furnishings:

House built in 1967 on the edge of town close to amenities. approx 80 m<sup>2</sup> living space, with possibility of conversion to provide a further 29 m<sup>2</sup>. The property has an enclosed garden of approx. 1600 m<sup>2</sup> with stunning views

Built on basement/garage, the property comprises :

Entrance hall, tiled throughout, with log burner and supplementary warm air heating.

WC.

Living room of 22 m<sup>2</sup>, double aspect windows, French doors leading to the conservatory of 12 m<sup>2</sup> with veranda.

Kitchen of 10 m<sup>2</sup> with cooker, fridge/freezer and gas water heater.

2 bedrooms of 10 m<sup>2</sup> each.

Bathroom of 5 m<sup>2</sup>

Stairs leading to basement

Basement garage and workshop/store (44m<sup>2</sup>), with gas heating boiler.

Attached garage (29 m<sup>2</sup>) with windows, electrics, plumbing and drainage, with potential for further conversion.

Attached outbuilding.

Enclosed garden (1600 m<sup>2</sup>) with fruit trees, patio, barbeque and views.

The house is in good decorative condition and benefits from gas central heating and a new septic tank

Sittingroom of 22 m<sup>2</sup>

