



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 263

• House - Castillonès •



DETAILS

Land surface: 1600 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

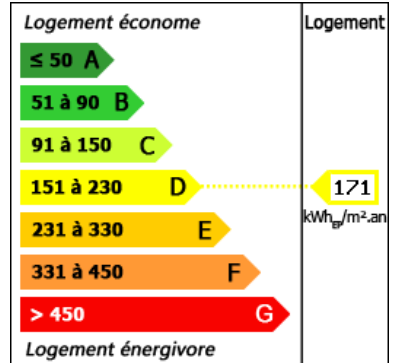
Swimming pool: No

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 m² living

1 600 m²

- Castillonès -

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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 m² living space, with possibility of conversion to provide a further 29 m². The property has an enclosed garden of approx. 1600 m² 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 m², double aspect windows, French doors leading to the conservatory of 12 m² with veranda.

Kitchen of 10 m² with cooker, fridge/freezer and gas water heater.

2 bedrooms of 10 m² each.

Bathroom of 5 m²

Stairs leading to basement

Basement garage and workshop/store (44m²), with gas heating boiler.

Attached garage (29 m²) with windows, electrics, plumbing and drainage, with potential for further conversion.

Attached outbuilding.

Enclosed garden (1600 m²) 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 m²

