

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 263

• House - Castillonnès •



DETAILS		Logement économe Logement
Land surface: 1600 m ²	Swimming pool: No	≤ 50 A 51 à 90 B
Number of bedrooms: 2	Ground floor living: Yes	91 à 150 C
Number of levels: 0	Work needed: Finitions / Décoration	151 à 230 D 231 à 330 E
Type of heating: Gas	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Septic tank	Built: 1967	> 450 G Logement énergivore

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

Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com 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 Agence Immobilière Valadié

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Price includes furnishings:

House built in 1967 on the edge of town close to amenities. aprox 80 m 2 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 baseement/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







