



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3041

• House - Castillonnès •



## DETAILS

**Land surface:** 2300 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

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

In a quiet street, close to shops, house of 90m<sup>2</sup> with 3 bedrooms, basement conversion with garage. Garden with unobstructed view over the countryside.

90 m<sup>2</sup> living

2 300 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

135 900 €

Agency fees: 7 % VAT included\*

Price without fees: 127 000 €

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



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## • Description ref n°3041 •

Dwelling-house with garden adjoining, comprising :

On the ground floor :

- basement equipped with a garage with door leading directly onto the garden at the rear

Has the floor :

- entrance with cupboards and hallway (13m<sup>2</sup>)
- kitchen (7,8m<sup>2</sup>)
- living/ dining room with open fireplace, very bright with French window giving on a balcony with stairs leading down to the garden (33,5m<sup>2</sup>)
- 1 room (10,3m<sup>2</sup>)
- room 2 (10,6m<sup>2</sup>)
- bedroom 3 (11,6m<sup>2</sup>)
- bathroom (5m<sup>2</sup>)
- w. c

Miscellaneous :

- central heating oil
- everything in the sewer
- single-glazed but double-glazed windows in the living room

