



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5087

• House - Castillonnès •



## DETAILS

**Land surface:** 2592 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:** Second work

**Fireplace:** Yes open hearth

**Built:** 1960

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

Country house single storey with a panoramic view , 3 rooms , annex for living , workshop, on land of about 2500 m<sup>2</sup>

110 m<sup>2</sup> living

2 592 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5087 •

House located in the countryside not far from shops, including :

an awning with tomette floor ,  
a kitchen with a wood window of approx 14 m2,  
a séjour with open fireplace, 2 windows , exposed beams ,  
3 bedrooms of 12 m2, 10 m2 and 7 m2 ,  
a bathroom with sink, shower , towel dryer ,  
an independent wc.

Adjacent with possibility to enlarge the house a garage ,  
a studio of 42 m2 with mezzanine , door window on terrace , a wc and a room with water arrival -evacuation

A workshop with concrete floor

Plot of approx 2500 M2

Remediation non-compliant

Central heating, gas

Single Glazing

Property tax approx 580 €

