Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5102 • House - Castillonnès •



DETAILS

Land surface: 2325 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

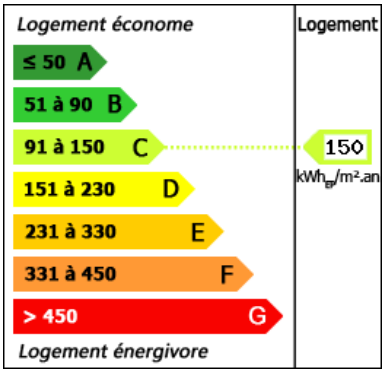
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A house of the years 1970 on basement, all restored, no work needed. A few minutes from all amenities. A double garage, a garden shed and a swimming pool out-ground. Garden of 2325 m2 approx.

130 m² living

2 325 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

176 550 €

Agency fees: 7 % VAT included*
Price without fees: 165 000 €

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

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The house comprises :
- Access by a staircase to a covered terrace of 17 m2 env, tiled floors
- an entrance hall of 6 m2 approx, tiled floor, followed by a corridor of distribution of 6 m2 approx with fitted wardrobes.
- a kitchen of 14.8 m2 approximately semi open to the living/dining room. Fully equipped kitchen with extractor hood, gas hob, oven, cupboards high and low.
- a living/dining room 26.7 m2 approx, tiled floors, a wood burning stove (above), a bay window accessing on the terrace.
- a bedroom of 11.8 m2 approx, laminate floor, a closet, a fan in the ceiling.
- a separate toilet with washing hands - (2,4 m2 approx), tiled floors, walls faïencé.
- a bathroom of 4.6 m2 approx with a bathtub, a washbasin, heated towel rail, vmc.
- a room of 10 m2 approximately, laminate flooring to the ground
- a bedroom of 11.6 m2 approx, laminate floor and closet.

From the corridor of distribution, a concrete staircase serves the basement (ceiling height of 2.25 m).
- a laundry room 14.3 m2 approx with a door-window towards the garden.
- a second laundry room 12.7 m2 approx
- a room of 17 m2 approx with fitted wardrobes
- a separate wc
- a garage of 20.7 m2 approx for a car with an electric gate.
- a second garage of 27.5 m2 approx with a wooden gate flying.
- a boiler room of 27,4 m2 approx

Central heating by a boiler brand Geminox and hot water production in the fuel also. 2 oil tanks in the basement. A wood burning stove in the living room.
Joinery in pvc with double glazing to the first floor and single glazed windows in the basement.
Roof redone in 2013 and insulation of the glass wool. (invoice to support)
Sanitation by septic tank to the standards.

Outside :
- a garden of 2325 m2 unfenced, with beautiful fruit trees.

