Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5215 • House - Castillonnès •



DETAILS

Land surface: 2392 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Climatisation réversible

Drainage/sewage: Everything in the sewer

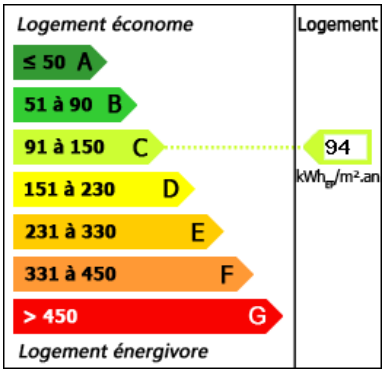
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



A house built in 2006 with all comforts - 5 bedrooms and two bathrooms a few min from the Bastide de Castillonnès. A plot of approximately 2392 m2 with a heated swimming pool and garage. Incredible view!

186 m² living

2 392 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

339 200 €

Agency fees: 6 % VAT included*
Price without fees: 320 000 €

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

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• Description ref n°5215 •

A contemporary house built in 2006, with a living area of approximately 186 m2 including:
- An arrival by a covered terrace,
- An entrance to a living / dining room, open kitchen of approximately 55.3 m2, tiled floor, several openings with picture windows.
A kitchen open to the living room and dining room fully equipped (high and low cupboards, integrated dishwasher, extractor hood, induction hob, oven and microwave, vmc), tiles on the walls. an opening onto a balcony enjoying the view!
- A hallway with a separate toilet and hand basin, approx. 3.2 m2. tiled floor, earthenware on the walls.
- A distribution corridor of approximately 4.4 m2 with cupboards and a staircase leading to the basement.
- A bedroom of about 16.8 m2, tiled floor, an adjoining dressing room of about 3.6 m2 and a bathroom of about 7 m2 with a walk-in shower, double sink, wall-hung toilet, tiled floor , earthenware on the walls.
- A bedroom of approximately 19.3 m2, tiled floor, cupboards all over the wall, a French window opening onto the garden, drainage in place to make a bathroom.





A staircase leading to a finished basement:
- A distribution corridor of approximately 14.6 m2, tiled floor
- a separate toilet with washbasin
- a bathroom of about 6.5 m2 with a walk-in shower, a bathtub, double sink, tiled floor, tiled walls.
- A bedroom of approximately 14.7 m2 with a French window to the swimming pool, lino floor, vmc
- A bedroom of approximately 13.9 m2, laminate parquet flooring
- A bedroom of approximately 14.2 m2, laminate flooring
- A dressing room of approximately 9.7 m2 (black room)
- A cellar / cellar of approximately 14.5 m2, fitted carpet.
- A garage in the L-shaped basement of approximately 77 m2, also with a summer kitchen and a shower. Insulated by the ceiling.





Comfort:
Centralized aspiration,
PVC joinery with double glazing and roller shutters + wooden shutters,
Oil-fired central floor heating with condensing boiler, reversible air conditioning heating.
Water supply to the floor in the kitchen for the fridge.