



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5242

• House - Castillonnès •

SOLD



## DETAILS

**Land surface:** 3300 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2000

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

House of the 2000s of 95m<sup>2</sup> with 3 bedrooms including a master suite, cellar and garage. Terrace with a very pretty clear view and wooded park.

95 m<sup>2</sup> living

3 300 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

199 000 €

Agency fees: 7 % VAT included\*

Price without fees: 186 000 €

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



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## • Description ref n°5242 •

A dwelling house comprising:

- covered porch (4m<sup>2</sup>),
- entrance with cupboards (3.7m<sup>2</sup>),
- independent w.c with washbasin,
- living / dining room (27m<sup>2</sup>) with French window opening onto terrace,
- equipped kitchen,
- parental suite,
- 2 bedrooms,
- shower room with w.c.

Garage, laundry room, cellar, boiler room.

Miscellaneous:

- PVC double glazing
- oil central heating
- CMV changed in 2016
- everything to the sewer connected in 2013 (guaranteed until 2023).
- Alarm
- Electric entrance gate.

