



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5259

• House - Castillonnès •



## DETAILS

**Land surface:** 2861 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1950

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

Single storey house with 2 bedrooms, habitable outbuilding of 36m<sup>2</sup>, garage, above-ground swimming pool, all on a plot of 2861 m<sup>2</sup> with two wells.

65 m<sup>2</sup> living

2 861 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

117 700 €

Agency fees: 7 % VAT included\*

Price without fees: 110 000 €

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



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## • Description ref n°5259 •

A dwelling house comprising:

- Entrance,
- living / dining room, with laminate flooring, wood stove, French window and window (29.6m<sup>2</sup>),
- equipped kitchen (sink, oven, hob), tiled floor (8m<sup>2</sup>),
- corridor,
- shower room with heated towel rail (3.4m<sup>2</sup>),
- 2 bedrooms (8.5 and 10m<sup>2</sup>),
- independent w.c.
- laundry room with sanibroyeur (4.8m<sup>2</sup>) with door to the outside.

A 36m<sup>2</sup> habitable outbuilding, isolated, with electric heating, two double glazed windows, with attached garage (16m<sup>2</sup>).

Above ground pool.

Two wells.

