



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5341

• House - Castillonnès •



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1621

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

Ideal for a rental investment: Building in the heart of the Bastide de Castillonnès, with two rented apartments and a free commercial space.

155 m<sup>2</sup> living

No field

- 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





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## • Description ref n°5341 •

A building, close to all amenities, consisting of two apartments and a commercial space, with no particular work to be done.

Each apartment is approximately 65m<sup>2</sup> and includes: living room (32m<sup>2</sup>), kitchen (6m<sup>2</sup>), hallway with cupboards, two bedrooms (9.2m<sup>2</sup>), shower room with w.c (4.2m<sup>2</sup>).

The commercial premises of approximately 25m<sup>2</sup> include: two rooms with two independent entrances, a toilet with washbasin.

A cave.

Rents:

- 430 euros for each of the apartments
- 330 euros for the commercial premises
- no charges, everyone pays for their heating, water, electricity.

Divers:

- Electric heating

