



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5489

• House - Castillonès •

SOLD



## DETAILS

**Land surface:** 326 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

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 approximately 160m<sup>2</sup> of living space on 2 floors, 3 bedrooms, an office, a rear terrace with garden and garden shed in the back for workshop use, garage.

160 m<sup>2</sup> living

326 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°5489 •

Village house including:

On the ground floor, tiled floor:

- entrance hall with cupboards under the stairs (11m<sup>2</sup>),
- kitchen open to the dining room with door to the outside and window (27.6m<sup>2</sup>),
- hallway / storage room (3.5m<sup>2</sup>)
- shower room with w.c (2.8m<sup>2</sup>)

On the first floor, parquet floor:

- compensate,
- bedroom 1 (23m<sup>2</sup>) and dressing room (5m<sup>2</sup>), two windows,
- a bathroom with corner balneotherapy shower, hip bath, basin and w.c (5.3m<sup>2</sup>), electric towel warmer
- living room with wood stove (28.6m<sup>2</sup>),

On the second floor, parquet floor:

- landing (5m<sup>2</sup>)
- two bedrooms with open wardrobes (15 and 13.6m<sup>2</sup>),
- an office (15m<sup>2</sup> on the ground but attic),
- bathroom with shower and basin (2m<sup>2</sup>)

Wooden garden shed at the end of the land for use as a paint shop,

A garage (30m<sup>2</sup>) with door leading to the entrance hall on the left.

Miscellaneous:

- electric heating + wood stove
- mains drainage
- single glazed wood windows

