



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5564

• House - Castillonnès •



## DETAILS

**Land surface:** 2099 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No 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

Contemporary house of 2007, large bright living room, 4 bedrooms, swimming pool, garage and garden shed, all on a ground of 2099 m<sup>2</sup> with a very nice view of beautiful sunsets throughout the year !

118 m<sup>2</sup> living

2 099 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

302 000 €

Agency fees: 4,1 % VAT included\*

Price without fees: 290 000 €

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





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## • Description ref n°5564 •

Contemporary home built in 2007-2008 by house Sic, comprising :

On the ground floor :

- an entrance hall with tiled floor 14 m<sup>2</sup>,
- a living room / dining room with door window 31.7M<sup>2</sup>, tiled floor ,
- a fully equipped kitchen (plancha electric and 2 electric ovens + 3 plates gas) open to the living room of 12.18 m<sup>2</sup> with access to the garage ,
- bedroom 1 in the drc with closet built-15m<sup>2</sup>, parquet floors,
- room 2 in the drc 12.16m<sup>2</sup>, wooden floor
- a bathroom with bath and shower, heated towel rail, w. c.

Has the floor :

- A tier 2.32m<sup>2</sup>,
- 2-bedroom 9.58 m<sup>2</sup> 8.04 m<sup>2</sup>, a currently designated for office use,
- a toilet with washing hands

A garage of 31m<sup>2</sup>, with evacuation for washing machine, electric gate.

Outside :

- 3 terraces (one covered 21.50 m<sup>2</sup> with store, the other two of 5.24m<sup>2</sup> and 4.56 m<sup>2</sup> semi-covered with awnings.
- a swimming pool with chlorine 4x8m DESJOYAUX, covered by a dome

Miscellaneous :

- joinery, double glazing and wood shutters wood
- electric heating in the floor in the kitchen/living room/ entrance and bathroom.
- reversible air conditioning in the corridor on the bottom leading to the bedrooms
- stove - wood-burning fireplace in the living room
- individual wastewater treatment in conformity
- central vacuum back in good working condition

