



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6085

• Apartment - Castillonès •



## 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:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1700

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

A stone building with 2 apartments independent with common.  
In the centre of the village, close to amenities. Good for a rental investment!

187 m<sup>2</sup> Carrez living

No field

Non-binding document

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

57 000 €

Agency fees: 14 % VAT included\*

Price without fees: 50 000 €

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



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## • Description ref n°6085 •

In a stone building with two apartments, one of which the entrance is located to the rear of the building, the common entrance and a common staircase.

1 apartment of 87 m<sup>2</sup> approximately of living space, and with the 267 /1000 of the condominium consists of : entrance 15 m<sup>2</sup> , with one-piece closet of 5.4 m<sup>2</sup> , wc, living room of 37 m<sup>2</sup> (3.7 m x10m) with a bar of separation to a corner kitchen with a sink stainless steel double, a wooden staircase serves the first floor, beams to the ceiling.

First floor: hall distribution, bathroom (no window) with bath and wash-hand basin (5m<sup>2</sup>), floor coating gerflex, a room of 14 m<sup>2</sup> ceiling under roof panelled room, a bedroom of 10 m<sup>2</sup> with a window, a closet, a piece black.

2nd apartment of 100 m<sup>2</sup> approximately of living space, and with the 357 /1000 of the condominium consists of : entrance with staircase serving the upper floor , a living room of 25m<sup>2</sup> (5m x5 m) with a beautiful stone fireplace and two windows with a bar of separation to a kitchen area 12.7 m<sup>2</sup>, with a sink stainless steel double, tiled floor, exposed beams, plastered walls and carpeted, one bedroom of 12 m<sup>2</sup> with a window facing the alley on the south side ,bathroom, black bathtub. The attic floor : hall of distribution, two bedrooms of 12 m<sup>2</sup> and a bedroom of 8m<sup>2</sup> , wc. storeroom.

