



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6159

• House - Castillonès •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** 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 on 3 levels of approximately 60m<sup>2</sup> each, living rooms on the ground floor and bedrooms upstairs, last level being developed, courtyard of approximately 15m<sup>2</sup>, all shops within walking distance.

100 m<sup>2</sup> living

30 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

134 000 €

Agency fees: 7,2 % VAT included\*

Price without fees: 125 000 €

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





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## • Description ref n°6159 •

Village house comprising:

On the ground floor :

- living room with wood stove (24m<sup>2</sup>),
- clearance (2.8m<sup>2</sup>)
- fitted kitchen (18.8m<sup>2</sup>), granite worktop, travertine floor, bay window with double wooden glazing (10 years),
- courtyard not overlooked, with awning, storage shelters (about 20m<sup>2</sup>),
- independent w.c with washbasin,
- cellar access (about 15m<sup>2</sup>).

First floor :

- landing (about 4m<sup>2</sup>),
- 2 bedrooms (11.8 and 17.6m<sup>2</sup>) with reversible air conditioning, single glazing but with insulation on the walls,
- shower room with w.c and washbasin (3.5m<sup>2</sup>),
- bathroom with sink and w.c (6m<sup>2</sup>).

On the second floor:

- bedroom (9.4m<sup>2</sup>),
- landing (12.5m<sup>2</sup>)
- clearance (8m<sup>2</sup>)
- laundry room with sink and cumulus (8.2m<sup>2</sup>),
- shower room area with w.c (about 3m<sup>2</sup>)
- Possible 4th bedroom with sloping ceilings (13.8m<sup>2</sup> on the ground)

