



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6205

• House - Castillonnès •



## DETAILS

**Land surface:** 855 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**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

Modernized stone house on the outskirts of a village, on enclosed grounds of 855m<sup>2</sup>, 2 bedrooms, convertible attic space, garage, cellar and well.

100 m<sup>2</sup> living

855 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

190 460 €

Agency fees: 7 % VAT included\*

Price without fees: 178 000 €

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



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## • Description ref n°6205 •

Dwelling house comprising:

- entrance hall with stairs leading to the garage (20.5m<sup>2</sup>),
- living room with new open kitchen (everything remains except the refrigerator / 26.3m<sup>2</sup>),
- parental suite with dressing area (14m<sup>2</sup>), adjoining shower room and w.c (4.5m<sup>2</sup>),
- clearance (2.6m<sup>2</sup>),
- shower room with w.c, new (4.8m<sup>2</sup>),
- bedroom with glass door leading to the hall (12.8m<sup>2</sup>).

On the ground floor:

- hall with sink, tiled floor (10m<sup>2</sup>),
- garage (25.6m<sup>2</sup>) with electric gate, concrete floor,
- cellar with Wiessmann boiler, fuel tank, new cumulus and well (50m<sup>2</sup>).

Various :

- all in the sewer
- wood and aluminum double glazing in the hall.
- oil-fired central heating
- enclosed grounds, new entrance gate
- new insulation in the attic (blown)

