



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6810

• House - Castillonnès •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**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

All shops nearby, village house of approximately 78m<sup>2</sup> of living space with 2 bedrooms. Possibility of purchasing an independent garage in addition!

78 m<sup>2</sup> living

No field

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

78 000 €

Agency fees: 11,4 % VAT included\*

Price without fees: 70 000 €

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



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## • Description ref n°6810 •

Village house crossing rue du petit paris and rue malbec:

- entrance to living room (23m2),
- kitchen (10.4m2),
- pantry with door leading to the outside (7.3m2) which can be an entrance hall or which can be used to enlarge the kitchen,
- cellar (18m2).

Upstairs :

- a bathroom with toilet (4m2),
- bedroom 1 (8m2),
- office (10m2) adjoining the second bedroom (15.2m2).

Non-adjoining overlooking Rue du Lion d'Or, an independent garage of approximately 45m2 on the ground, on two levels, dirt floor, well.

POSSIBILITY TO PURCHASE THE HOUSE OR GARAGE SEPARATELY (88,000 EUROS ISP THE HOUSE/25,000 EUROS ISP THE GARAGE).

