



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6903

• House - Castillonnès •



## DETAILS

**Land surface:** 55 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Pompe à chaleur

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1900

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 120m<sup>2</sup> of living space, 5 bedrooms, rear garden with covered terrace, commercial premises with independent entrance.

120 m<sup>2</sup> living

55 m<sup>2</sup>

- Castillonnès -

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47330 Castillonnès

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Price fees included

165 850 €

Agency fees: 7 % VAT included\*

Price without fees: 155 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°6903 •

A room of around thirty m<sup>2</sup> with a back shop and independent entrance, which can also be used to enlarge the living room!

A residential house comprising:

- entrance hall with cupboards (6.6m<sup>2</sup>), hallway with office area (4.5m<sup>2</sup>) with access door to the cellar (19.5m<sup>2</sup>),
- living room (7.3m<sup>2</sup>),
- equipped kitchen open to dining room (26.6m<sup>2</sup>), door opening onto a covered terrace and enclosed garden.
- boiler room,
- independent w.c with drainage for washing machine.

First floor :

- compensate,
- 3 bedrooms (8.3m<sup>2</sup>, 17m<sup>2</sup>, 20.6m<sup>2</sup>),
- bathroom with shower and bathtub (7.4m<sup>2</sup>),
- independent toilets.

On the second floor:

- landing (2.7m<sup>2</sup>),
- bedroom 4 with manual Velux blind (9.5m<sup>2</sup>) and small window, laminate flooring,
- bedroom 5 (10.3m<sup>2</sup>) with parquet effect linoleum.

- r (m<sup>2</sup>).

