

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6903

## • House - Castillonnès •



DETAILS		Logement économe
Land surface: 55 m <sup>2</sup>	Swimming pool: No	SI à 90 B DPE en cours
Number of bedrooms: 5	Ground floor living: No	91 à 150 C
Number of levels: 2	Work needed: No work	151 à 230 D
Number of levels. 2		231 à 330 E
Type of heating: Pompe à chaleur	Fireplace: No	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: 1900	> 450 G
Dramage, serrage. Everything in the sewer		Logement énergivore

House on 3 levels of approximately 120m2 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>

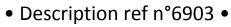
Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com 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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A room of around thirty m2 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 (6.6m2), hallway with office area (4.5m2) with access door to the cellar (19.5m2),

- living room (7.3m2),

- equipped kitchen open to dining room (26.6m2), door opening onto a covered terrace and enclosed garden.

- boiler room,

- independent w.c with drainage for washing machine. First floor :

- compensate,

- 3 bedrooms (8.3m2, 17m2, 20.6m2),
- bathroom with shower and bathtub (7.4m2),

- independent toilets.

On the second floor:

- landing (2.7m2),

- bedroom 4 with manual Velux blind (9.5m2) and small window, laminate flooring,

- bedroom 5 (10.3m2) with parquet effect linoleum.











