



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6947

• House - Castillonès •



DETAILS

Land surface: 3412 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: CLIMATISATION REVERSIBLE

Drainage/sewage: Everything in the sewer

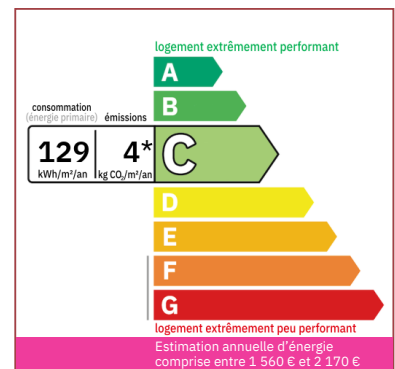
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2004



Magnificent Villa from 2004, a stone's throw from amenities, with interior elevator, 255m² of living space, without work, all comfort, with breathtaking views of the surrounding area. Double garage, workshop.

255 m² living

3 412 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

420 000 €

Agency fees: 5 % VAT included*

Price without fees: 400 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6947 •

Dwelling house including:

On the ground floor:

- entrance hall with cupboards (31m²), with freight elevator serving the first floor and the basement,
- living/dining room, with insert fireplace, 1 French window and a bay window opening onto a balcony, sliding door to isolate from the kitchen if necessary (41.2m²),
- kitchen with oven, MIELE steam oven, induction hob, hood, SIEMENS dishwasher (3 years), French window opening onto veranda (19.5m²),
- pantry adjoining the kitchen, with sink, gas hob, bottle underneath (4.6m²),
- heated veranda - reversible air conditioning from 2018, duct for wood stove or barbecue, with door opening onto balcony (27.6m²),
- bedroom 1 (20.6m²),
- bedroom 2 (18.3m²),
- bathroom with corner bath, double sink, shower, w.c, tilt-and-turn window (22m²),
- dressing room with tilt-and-turn window (7.5m²),
- independent toilet with hand basin.

Upstairs :

- compensate with skylight (2.5m²),
- bedroom 3 (19.8m²),
- mezzanine for office use (16.5m²),
- room with toilet, tiled, attic, which could be a bathroom upstairs for example, a skylight would need to be added (24m² on the ground).
- attic with VMC, concrete floor, TV antenna, used for storage (34m² on the ground).

In the basement: laundry area (26m²), 2 garages - possible 3 cars - electric gates (52m²), workshop (62.7m²), cellar with centralized vacuum (DUOVAC) (41.5m²).

MISCELLANEOUS :

- electric entrance gate
- Double aluminum glazing throughout, electric roller shutters with programming in the basement (for everything, everything closes or everything opens at the same time).
- everything in the sewer
- reversible air conditioning (SPLIT) and insert (even in the veranda)
- THREE-PHASE

- Centralized suction

- decorative well, enclosed grounds, bowling alley,

