



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6947

• House - Castillonnès •



## DETAILS

**Land surface:** 3412 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** CLIMATISATION REVERSIBLE

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

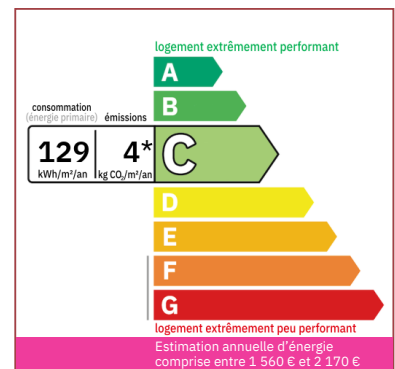
**Swimming pool:** No

**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, 255m<sup>2</sup> of living space, without work, all comfort, with breathtaking views of the surrounding area. Double garage, workshop.

255 m<sup>2</sup> living

3 412 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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 (31m<sup>2</sup>), 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 (41.2m<sup>2</sup>),
- kitchen with oven, MIELE steam oven, induction hob, hood, SIEMENS dishwasher (3 years), French window opening onto veranda (19.5m<sup>2</sup>),
- pantry adjoining the kitchen, with sink, gas hob, bottle underneath (4.6m<sup>2</sup>),
- heated veranda - reversible air conditioning from 2018, duct for wood stove or barbecue, with door opening onto balcony (27.6m<sup>2</sup>),
- bedroom 1 (20.6m<sup>2</sup>),
- bedroom 2 (18.3m<sup>2</sup>),
- bathroom with corner bath, double sink, shower, w.c, tilt-and-turn window (22m<sup>2</sup>),
- dressing room with tilt-and-turn window (7.5m<sup>2</sup>),
- independent toilet with hand basin.

Upstairs :

- compensate with skylight (2.5m<sup>2</sup>),
- bedroom 3 (19.8m<sup>2</sup>),
- mezzanine for office use (16.5m<sup>2</sup>),
- room with toilet, tiled, attic, which could be a bathroom upstairs for example, a skylight would need to be added (24m<sup>2</sup> on the ground).
- attic with VMC, concrete floor, TV antenna, used for storage (34m<sup>2</sup> on the ground).

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

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,

