



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6950

• House - Bouniagues •



## DETAILS

**Land surface:** 469 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

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

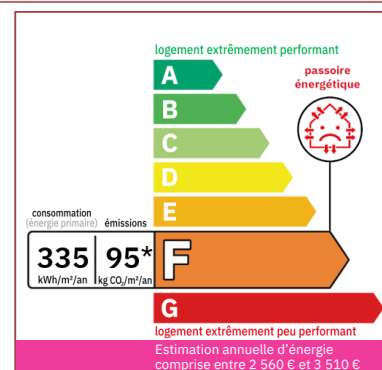
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



House of around 100m<sup>2</sup>, with 2 bedrooms upstairs but possible to live on one level, not far from amenities on foot, with a pretty enclosed garden, a covered terrace, a large garage! Ideal first investment!

100 m<sup>2</sup> living

469 m<sup>2</sup>

Non-binding document

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°6950 •

9km from Bergerac airport and amenities within walking distance including supermarket, bakery, mechanic, doctor!

Dwelling house including:

- kitchen, tiled floor (29.6m<sup>2</sup>),
  - hallway (2.5m<sup>2</sup>),
  - living room with boarded-up fireplace with door opening onto the covered terrace at the front of the house (27.3m<sup>2</sup>),
  - dining room or office for example, with French window opening onto the garden at the back of the house, and door leading to the garage (9.7m<sup>2</sup>),
  - shower room with sink (3.3m<sup>2</sup>),
  - independent toilets;
- Upstairs, parquet floor:
- compensate,
  - two bedrooms (11.8 and 11.7m<sup>2</sup>),
  - a toilet with hand basin.

Adjoining garage and garden. Covered terrace and balcony.

MISCELLANEOUS :

- PVC double glazing joinery (10 years)
- oil central heating, BOSCH boiler (10 years)
- glass wool + blown insulation
- everything in the sewer

