



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6996

• House - Castillonès •



DETAILS

Land surface: 35 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified

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

Renovated village house with 180m² of living space and convertible attic, possibility of separating the lower floor from the upper one to rent a part, very pretty courtyard with wooden terrace and garden! Attached house to renovate.

270 m² living

35 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

171 200 €

Agency fees: 7 % VAT included*

Price without fees: 160 000 €

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



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For a rental investment, possibility of making 3 separate lots!

Village house comprising:

On the ground floor :

- entrance to living room (39.4m²),
- shower room with w.c (4.8m²)
- bedroom (14m²)
- laundry room (3.2m²)
- Cellar access (21.5m²)

Upstairs :

- living/dining room with open fitted kitchen (30m²) and storage room (2.4m²),
- corridor with cupboards (5.7m²),
- two bedrooms (12.5m² and 14.8m²),
- shower room, walk-in shower, basin and electric towel dryer (5.1m²),
- independent toilets.

Convertible attic (93m² on the ground) with water heater for the house.

Backyard with wooden terrace and garden (35m²)

Various :

- PVC double glazing joinery (2017)
- Roof entirely renewed in 2013
- Mains drainage
- glass wool insulation (attic roof 240mm + attic floor)
- electric inertia heating

Adjoining house with access to the garden, but possibility to close and make a lot to rent, 45m² on two levels with attic, independent entrance.

Roof redone, concrete floor on the ground floor, floor on the first floor redone, electricity currently only one meter for the two houses. Separate water meter.

