



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7062

• House - Castillonnès •



## DETAILS

**Land surface:** 1100 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**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

Single-storey house built in 2024 comprising an entrance hall, a bright living room with dining room and fitted kitchen, a laundry room-pantry, three bedrooms, a shower room and a separate toilet. An adjoining garage completes

110 m<sup>2</sup> living

1 100 m<sup>2</sup>

- Castillonnès -

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47330 Castillonnès

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Price fees included

207 000 €

Agency fees: 6,2 % VAT included\*

Price without fees: 195 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7062 •

Bungalow built in 2024, offering modern amenities and a functional layout. Upon entering, you will be greeted by a spacious hall that leads to a large bright living room, perfect for relaxing. The adjoining dining room is ideal for meals with family or friends. The kitchen, fully equipped, has contemporary appliances and a practical layout to facilitate meal preparation.

The house also includes a laundry room-pantry, offering additional space for storage and household chores. The three bedrooms are well proportioned, each offering a comfortable and peaceful resting space. The modern and well-appointed shower room is complemented by a separate toilet for added convenience.

The attached garage allows for safe parking of a vehicle and offers additional storage space. The recent construction of 2024 ensures optimal energy and insulation standards, guaranteeing year-round living comfort. This bungalow combines modernity, practicality and comfort, ideal for pleasant daily life.

### Miscellaneous:

Work is in progress and will be completed for the sale: electric entrance gate, fence, road surfacing.

