



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7080

• House - Lougratte •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

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

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1980

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

At the end of a dead end, on the edge of the woods, with a magnificent view, house from the 80s to be modernized, living room with a beautiful volume, 4 bedrooms, adjoining enclosed land and swimming pool!

142 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



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## • Description ref n°7080 •

Dwelling house comprising:

- entrance to living room, bright, with insert fireplace, large cupboards at the entrance (48m<sup>2</sup>),
- kitchen with French window opening onto the front terrace (11.4m<sup>2</sup>),
- corridor (6m<sup>2</sup>),
- bathroom with wc (5.5m<sup>2</sup>),
- 3 bedrooms (10.8/11.3/12.5m<sup>2</sup>),
- 1 parental suite with shower room and wc (11.2 + 3.5m<sup>2</sup>),
- room that can be used as a games room/office for example (21.5m<sup>2</sup>),
- Boiler room, VIESSMANN boiler (7m<sup>2</sup>).

Uncovered terrace at the front and covered at the back. Swimming pool 9x4m. Garden shed and shelters with fuel tank.

Everything in the sewer.

