



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7094

• House - Castillonès •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

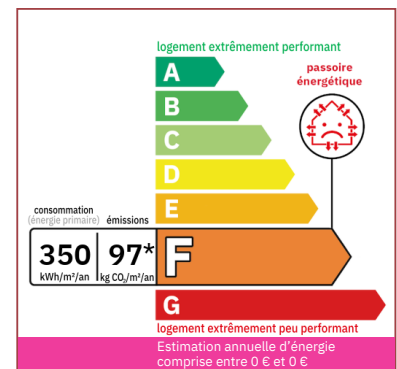
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1970



House of approximately 116m<sup>2</sup> of living space, living room on the ground floor and 4 bedrooms upstairs with 2 bathrooms. Garage, shed, magnificent flat land, trees and flowers! Quiet, not overlooked!

116 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Castillonès -

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Price fees included

224 550 €

Agency fees: 6 % VAT included\*

Price without fees: 211 840 €

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





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## • Description ref n°7094 •

Dwelling house, bright, quiet, comprising:

On the ground floor :

- entrance, marble floor (5.2m<sup>2</sup>),
- living/dining room, marble floor with 2 French windows and 1 window (23.5m<sup>2</sup>),
- fitted kitchen with French window (11.2m<sup>2</sup>),
- storeroom with door to the outside, cumulus for hot water in summer (about 3.5m<sup>2</sup>),
- independent w.c with washbasin,
- clearance leading to the garage (about 3m<sup>2</sup>),
- garage, concrete floor, with CHAPPEE boiler, electric meter, manual gate (18.5m<sup>2</sup>).

Upstairs :

- landing (3.8m<sup>2</sup>),
- 4 bedrooms, carpeted floor (10.8m<sup>2</sup>/11.5/14.3 and 14m<sup>2</sup>), two have French windows opening onto the balcony, and 3 of the bedrooms have fitted wardrobes.
- hallway with cupboard (2.4m<sup>2</sup>),
- bathroom with toilet (6.6m<sup>2</sup>),
- shower room (5.7m<sup>2</sup>).

Adjoining land, shed, covered terraces.

Various :

- oil central heating (the boiler heats the water in winter)
- PVC joinery
- Roof in very good condition, revised and demossed in 2022, new attic insulation as well.
- NC septic tank

