



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7094

• House - Castillonnès •



DETAILS

Land surface: 5000 m²

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

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

House of approximately 116m² 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 m² living

5 000 m²

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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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 (5.2m²),
- living/dining room, marble floor with 2 French windows and 1 window (23.5m²),
- fitted kitchen with French window (11.2m²),
- storeroom with door to the outside, cumulus for hot water in summer (about 3.5m²),
- independent w.c with washbasin,
- clearance leading to the garage (about 3m²),
- garage, concrete floor, with CHAPPEE boiler, electric meter, manual gate (18.5m²).

Upstairs :

- landing (3.8m²),
- 4 bedrooms, carpeted floor (10.8m²/11.5/14.3 and 14m²), two have French windows opening onto the balcony, and 3 of the bedrooms have fitted wardrobes.
- hallway with cupboard (2.4m²),
- bathroom with toilet (6.6m²),
- shower room (5.7m²).

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

