



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7208

• House - Lougratte •



## DETAILS

**Land surface:** 2999 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Wood + Electric

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

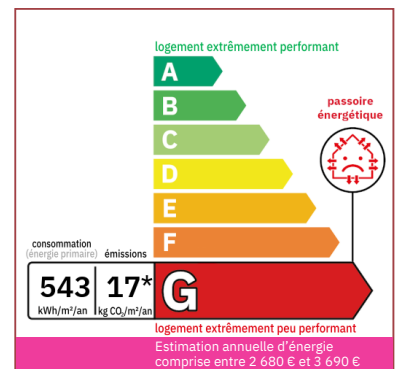
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



House of 90 m<sup>2</sup> on 3 levels with 3 bedrooms, 2 bathrooms, a covered terrace and a garden with a lovely open view!

96 m<sup>2</sup> living

2 999 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

120 000 €

Agency fees: 7,1 % VAT included\*

Price without fees: 112 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7208 •

Village house with adjoining land including:

- Entrance,
- shower room with w.c (3m2),
- bedroom (11.8m2),
- living room with wood stove (23m2).

Upstairs :

- 2 bedrooms, one with fitted wardrobes (10.3 and 10.8m2),
- bathroom (3.6m2),
- w.c with washbasin,
- room (attic).

On the garden level:

- equipped kitchen (19.2m2),
- covered terrace,
- room used as a summer kitchen (with cumulus and sink).

Miscellaneous:

- electric heating + 2 wood stoves
- PVC double glazing everywhere except in the living room and the door in the kitchen leading to the outside



wi