



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7241

• House - Castillonnès •



## DETAILS

**Land surface:** 2400 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**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

Beautiful house, not far from shops, with adjoining garden and garage, not overlooked, large living room of 48m<sup>2</sup>, 3 bedrooms, no work required.

100 m<sup>2</sup> living

2 400 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

254 400 €

Agency fees: 6 % VAT included\*

Price without fees: 240 000 €

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



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## • Description ref n°7241 •

Single storey house comprising:

- entrance hall (currently used as a laundry room - 6.3m<sup>2</sup>),
- a very bright living room with bay windows opening onto terraces, open fitted kitchen (48.5m<sup>2</sup>),
- hallway with cupboards (10.2m<sup>2</sup>)
- bedroom 1 with dressing room (11m<sup>2</sup> without the dressing room),
- a bathroom with corner bath, walk-in shower, sink and electric towel dryer (9.8m<sup>2</sup>),
- bedroom 2 with cupboard (12m<sup>2</sup>),
- bedroom 3 currently used as an office (10.4m<sup>2</sup>),
- a separate toilet.

Independent garage, concrete floor (6x6m).

Terrace with corner for a plancha for example.

Enclosed land

Miscellaneous:

- electric heating
- electric roller shutters
- PVC double glazing
- individual sanitation

