



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7281

• House - Castillonnès •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**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

Ideally located, this building offers many possibilities whether it is at the level of a rental investment for example or commercial. Two separate entrances.

350 m<sup>2</sup> living

No field

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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



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## • Description ref n°7281 •

### Building comprising:

#### On the ground floor:

- an empty commercial premises (26m<sup>2</sup>), tiled floor,
- room with water point (approximately 17m<sup>2</sup>) with stairs leading to the apartment,
- room with window overlooking the back with toilet, washbasin and cumulus (38m<sup>2</sup>),
- on the right, room with washbasin (there were the old bread ovens in this space - 57.7m<sup>2</sup>) - rear entrance door and stairs leading upstairs.
- 2 entrance doors overlooking rue du marché and on the other side rue Malbec.



#### Upstairs:

From the wooden staircase: an apartment comprising an entrance hall (26.7m<sup>2</sup>), a living room with 2 windows (25m<sup>2</sup>), 2 bedrooms (12.6m<sup>2</sup> each), a bathroom with toilet, window overlooking the stairwell (5.8m<sup>2</sup>).

Attic space above that can be converted, consisting of a landing (12.8m<sup>2</sup>), a large room with 2 windows (42.8m<sup>2</sup>), two small dark rooms (approximately 10.3 and 5m<sup>2</sup>) and a room with two windows overlooking the street with an old fireplace -HS- (20.2m<sup>2</sup>).



From this time the tiled staircase, we find upstairs: a large room with an old stone fireplace (HS) of 47m<sup>2</sup> as well as a room (13.7m<sup>2</sup>) already renovated and tiled with a door opening onto the street (to be secured).

#### Miscellaneous:

- old electric heating
- single-glazed wooden joinery
- mains drainage

