



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7281

• House - Castillonnès •



DETAILS

Land surface: 0 m²

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 m² 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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Building comprising:

On the ground floor:

- an empty commercial premises (26m²), tiled floor,
- room with water point (approximately 17m²) with stairs leading to the apartment,
- room with window overlooking the back with toilet, washbasin and cumulus (38m²),
- on the right, room with washbasin (there were the old bread ovens in this space - 57.7m²) - 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 (26.7m²), a living room with 2 windows (25m²), 2 bedrooms (12.6m² each), a bathroom with toilet, window overlooking the stairwell (5.8m²).

Attic space above that can be converted, consisting of a landing (12.8m²), a large room with 2 windows (42.8m²), two small dark rooms (approximately 10.3 and 5m²) and a room with two windows overlooking the street with an old fireplace -HS- (20.2m²).



From this time the tiled staircase, we find upstairs: a large room with an old stone fireplace (HS) of 47m² as well as a room (13.7m²) already renovated and tiled with a door opening onto the street (to be secured).

Miscellaneous:

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

