

# 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



151 à 230 D 231 à 330 E

331 à 450 F

Logement énergivore

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

Non-binding document



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7281 •

### 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.



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









