



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7417

• House - Castillonès •



## DETAILS

**Land surface:** 2200 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1980

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

A stone's throw from the town centre, 140m<sup>2</sup> house with separate ground floor apartment in addition. Garage, workshop, garden sheds and adjoining wooded land of 2000m<sup>2</sup>.

180 m<sup>2</sup> living

2 200 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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



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## • Description ref n°7417 •

A house with surrounding land comprising:

- entrance (6.6m<sup>2</sup>),
- kitchen (12.2m<sup>2</sup>),
- living/dining room with open fireplace (32m<sup>2</sup>),
- hallway (6.4m<sup>2</sup>),
- shower room with Italian shower (5m<sup>2</sup>),
- separate toilet,
- 3 bedrooms with cupboards (10.3/ 14.5/12m<sup>2</sup>).

On the garden level: garage (two cars-33m<sup>2</sup>), workshop (17m<sup>2</sup>), storeroom, kitchen, living room, bedroom with adjoining shower room, separate toilet.

In the attic: convertible landing with separate toilet (21m<sup>2</sup>), bedroom with washbasin and bidet (21.5), second bedroom (16m<sup>2</sup>).

Two garden sheds, fruit trees.

Miscellaneous:

- electric heating
- wooden double glazing
- electric roller shutters (2004)

