



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7418

• House - Castillonnès •



## DETAILS

**Land surface:** 2000 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

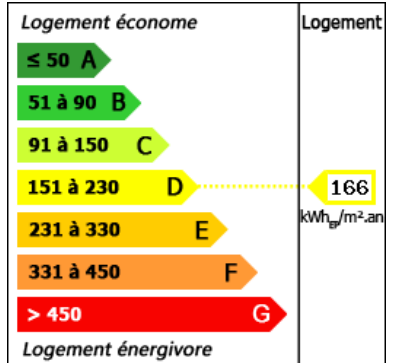
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** No

**Built:** Not specified



At the gates of the village and not far from shops, house built in 2008 on its 2000 m<sup>2</sup> land. Chlorine swimming pool (5 x 10m) with Roman staircase (liner to be changed)

143 m<sup>2</sup> living

2 000 m<sup>2</sup>

- Villeréal -

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Price fees included

124 000 €

Agency fees: 7,8 % VAT included\*

Price without fees: 115 000 €

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



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## • Description ref n°7418 •

Single-storey house built in 2008, with a more recent extension (not plastered), comprising on the ground floor: entrance (2.9 m<sup>2</sup>), kitchen room (to be converted) - 29.4 m<sup>2</sup>, living room of approximately 42 m<sup>2</sup> with undressed insert (and with laundry area), corridor (3.8 m<sup>2</sup>) leading to 4 bedrooms (9.4; 9.8; 9.7 and 9.9 m<sup>2</sup>), bathroom 'water

- 5.7 m<sup>2</sup> (2 sinks and shower), toilet.

In the extension: 2 rooms upstairs (approximately 11.1 and 8 m<sup>2</sup>) The 11 m<sup>2</sup> room could be used as a fifth bedroom.

PVC double glazing. Septic tank. Insert heating.

The house is habitable but requires finishing and maintenance work. And the extension is not finished (to be plastered)

Enclosed garden of approximately 2000 m<sup>2</sup> with swimming pool and metal garden sheds. The swimming pool (5 x 10m) is empty and out of use: the liner needs to be changed.

