



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7423

• House - Castillonnès •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**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

House on 3 levels of approximately 60m<sup>2</sup> each, living rooms on the ground floor and bedrooms upstairs, top level currently being fitted out, courtyard of approximately 30m<sup>2</sup>, all shops within walking distance.

100 m<sup>2</sup> living

30 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

165 850 €

Agency fees: 7 % VAT included\*

Price without fees: 155 000 €

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



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## • Description ref n°7423 •

Village house comprising:

On the ground floor:

- living room with wood stove (24m<sup>2</sup>),
- hallway (2.8m<sup>2</sup>)
- fitted kitchen (18.8m<sup>2</sup>), granite worktop, travertine floor, double-glazed wooden bay window (10 years old),
- courtyard not overlooked, with awning, storage sheds (approximately 20m<sup>2</sup>),
- separate toilet with washbasin,
- cellar access (approximately 15m<sup>2</sup>).

On the first floor:

- landing (approximately 4m<sup>2</sup>),
- 2 bedrooms (11.8 and 17.6m<sup>2</sup>) with reversible air conditioning, single glazing but with insulation at wall level,
- shower room with toilet and sink (3.5m<sup>2</sup>),
- bathroom with sink and toilet (6m<sup>2</sup>).

On the second floor:

- bedroom (9.4m<sup>2</sup>),
- landing (12.5m<sup>2</sup>)
- hallway (8m<sup>2</sup>)
- laundry room with sink and water heater (8.2m<sup>2</sup>),
- shower room area with toilet (approx. 3m<sup>2</sup>)
- 4th possible attic bedroom (13.8m<sup>2</sup> floor space)

