

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



DETAILS		logement extrêmement performant
Land surface: 571 m <sup>2</sup>	Swimming pool: No	A B C C 231 44* D Kuth/m²an kg c0/m²an E F G Logement extrêmement peu performant Estimation annuelle d'energie comprise entre 2 380 e € 1320 e €
Number of bedrooms: 3	Ground floor living: No	
Number of levels: 1	Work needed: No work	
Type of heating: Gas	Fireplace: No	
Drainage/sewage: Everything in the sewer	Built: 1962	

Ideally located in a quiet street, just 2km from the town centre, supermarket within walking distance, this house is made up of two levels of approximately 60m2 each, with adjoining garden, garage, well.

120 m<sup>2</sup> living

571 m<sup>2</sup>

Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com Price fees included 192 600 €

Agency fees: 7 % VAT included\* Price without fees: 180 000 €

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

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## • Description ref n°7448 •

Dwelling house comprising on the first floor:

- landing with cupboards,

- fitted kitchen (gas hob, oven, space for a dishwasher (9.5m2),

- living/dining room (15 + 9.8m2), parquet flooring,

- two bedrooms (11.3m2 and 10m2 approximately), vitrified parquet floors,

- shower room with bidet, washbasin, spa shower (3.35m2), redone 3 years ago,

- separate toilet.

In the basement:

- kitchen (14m2),
- living room (11.5m2),

- bedroom (9.3m2),

- shower room with toilet, washbasin, bidet, boiler, water heater (9.3m2),

- old garage (15.5m2) height = 1.99m,

- hallway with cupboards under the staircase.

Independent garage with new gate, adjoining garden, well (only for the garden, pump in the garage).

Miscellaneous:

- FIBER connected
- electric roller shutters upstairs









