



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7688

• House - Castillonès •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Fuel oil

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

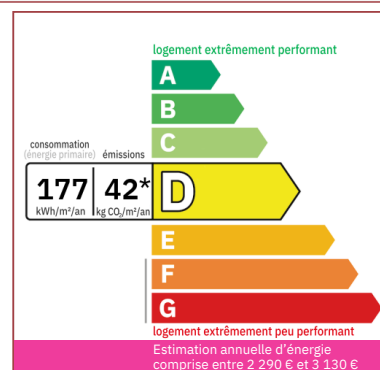
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



3 bedroom house with insulated attic, cellar and outbuilding to renovate, located in the heart of the village. Development potential and interesting rental investment!

115 m<sup>2</sup> living

No field

- Castillonès -

12 Place Jasmin

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Price fees included

78 000 €

Agency fees: 11,4 % VAT included\*

Price without fees: 70 000 €

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





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## • Description ref n°7688 •

Nestled in the heart of the village, this house of character is waiting for you to write a new chapter. Upon entering, you will discover a kitchen equipped with a sink and a ROCA oil boiler (26m<sup>2</sup>), opening onto a living/dining room (15.6+11.2m<sup>2</sup>). A shower room with WC (VMC in this room/3.5m<sup>2</sup>) completes this level, as well as access to a practical cellar (all drains are accessible from the cellar).

Upstairs, a landing with a skylight, where we find the cumulus (9.3m<sup>2</sup>) serves a shower room with sink and toilet (3.3m<sup>2</sup>), as well as three bedrooms (15.5m<sup>2</sup> with carpet on parquet flooring, balcony access), two of which are adjoining ((15m<sup>2</sup> with balcony and 15.5m<sup>2</sup> with cupboards). Knowing that it is possible to create 3 bedrooms with separate access.

The insulated attic offers additional space to be fitted out according to your wishes.

At the back, an additional asset: a second building used for housing, accessible from a discreet alley, awaits a complete renovation to reveal its full potential. A great opportunity for project enthusiasts or those looking for a re

