



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8034

• House - Castillonès •



## DETAILS

**Land surface:** 809 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

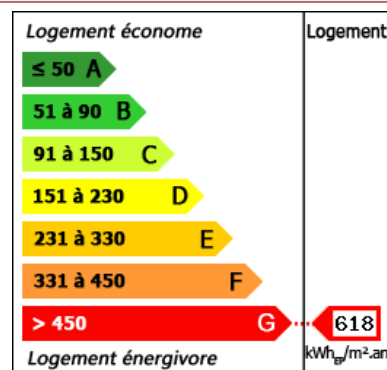
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Stone and half-timbered house with a large covered terrace, 80m<sup>2</sup> of living space, sold fully furnished, ideal for a second home or a first purchase! Quiet location, 5km from amenities!

80 m<sup>2</sup> living

809 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8034 •

A fully furnished house sold comprising:

- living/dining room (36.2m<sup>2</sup>),
- fitted kitchen (6.6m<sup>2</sup>),
- hallway with closet leading to the shower room (2.5m<sup>2</sup>),
- shower room with toilet and closets (9m<sup>2</sup>),
- three bedrooms (8.8m<sup>2</sup>/5.5m<sup>2</sup>/7.4m<sup>2</sup>),
- mezzanine with guest bedroom.

Large, very pleasant covered terrace. A barn used as a garage adjoins the house with a camper van serving as a guest bedroom.

A swimming pool and, to add to the charm of the place, a pretty pergola with Virginia creeper provides shade. A shed for the pump.

The land is enclosed by a hedge, flat and easy to maintain.

