

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8292 • House - Castillonnès •



### **DETAILS**

Land surface: 2500 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 1

Type of heating: POMPE A CHALEUR

Drainage/sewage: MICRO STATION

Swimming pool: Yes

**Ground floor living:** Yes

Work needed: No work

Fireplace: Yes closed hearth

**Built: 2002** 

Logement économe

51 à 90 B DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

2002 house of 126m2 with large living room, 3 bedrooms, office, possibility of creating two additional bedrooms upstairs. Adjoining land, indoor swimming pool. Shops nearby. Quiet location.

126 m<sup>2</sup> living

2 500 m<sup>2</sup>

- Castillonnès -12 Place Jasmin 47330 Castillonnès

Tel: 05 53 40 22 69 castillonnes@valadie-immobilier.com

Price fees included

424 000 €

Agency fees: 6 % VAT included\* Price without fees: 400 000 €

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

Non-binding document



## Agence Immobilière Valadié

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### • Description ref n°8292 •

22 House for Sale - Close to Amenities

Located in close proximity to shops and services, this house offers generous volumes and a functional layout.

It comprises on the ground floor a living room with an open kitchen (63m²), a hallway that can be used as an office (6.2m²), a hallway (4.6m²) leading to two bedrooms, the largest of which has built-in wardrobes (11.3m² and 12.7m²), a bathroom (6.6m²), a separate toilet, and a pantry/laundry room (6.6m²).

An adjoining garage (27m²) with an electric gate, accessible from the laundry room, completes this level.

Upstairs, you will find a hallway, an additional bedroom with a dressing room (16m²), a shower room with toilet, and two attic spaces offering possibilities for conversion according to your needs, such as two additional bedrooms.



An adjoining, unfenced plot of land with a 9x4m indoor salt-water pool, gray reinforced liner, new pump installed in September 2025, and travertine deck all around.

### Miscellaneous:

- Central heating with heat pump and wood stove in the living room.
- Thermodynamic water heater
- Terrace at the rear of the house.

22 A pleasant property, ideally located, to be discovered soon!









