



# 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

≤ 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

2002 house of 126m<sup>2</sup> 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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8292 •

### 🏠 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 (63m<sup>2</sup>), a hallway that can be used as an office (6.2m<sup>2</sup>), a hallway (4.6m<sup>2</sup>) leading to two bedrooms, the largest of which has built-in wardrobes (11.3m<sup>2</sup> and 12.7m<sup>2</sup>), a bathroom (6.6m<sup>2</sup>), a separate toilet, and a pantry/laundry room (6.6m<sup>2</sup>).

An adjoining garage (27m<sup>2</sup>) 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 (16m<sup>2</sup>), a shower room with toilet, and two attic spaces offering possibilities for conversion according to your needs, such as two additional bedrooms.

### Outside:

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.

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

