Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8475 • House - Castillonnès •



DETAILS

Land surface: 1115 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Climatisation réversible + radiateur électrique

Drainage/sewage: Septic tank

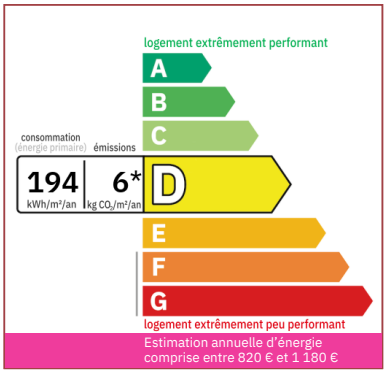
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: No

Built: Not specified



Charming house comprising veranda, living room, kitchen, two bedrooms, shower room and separate WC, with garage and shed on adjoining land.

55 m² living

1 115 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

98 000 €

Agency fees: 8,9 % VAT included*
Price without fees: 90 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8475 •

A house of approximately 55m² of living space, featuring a bright veranda (18.5m²) opening onto the living room (16.1m²) with reversible air conditioning.

A hallway then leads to a functional kitchen (8.2m²).

The sleeping area comprises two bedrooms (10.4m² and 8m²), a shower room (2.8m²), and a separate WC.

Outside, a garage of approximately 49m² provides ample parking or storage space. It also offers the possibility of extending the house.

A garden shed (19m²) with water and electricity provides storage for tools and equipment. The entire property is situated on a fully enclosed plot of land.

Miscellaneous:

- Property tax: €490
- Heating: Reversible air conditioning (new = 2025) + electric radiators
- Roof in very good condition
- Electric shutters in both bedrooms, mosquito nets
- Water heater (in the garage) = new 2024
- Fiber optic internet = Connected









