Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8494 • House - Castillonnès •



DETAILS

Land surface: 16 m²

Number of bedrooms: 2

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

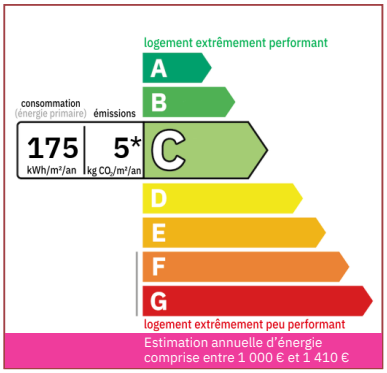
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Fully renovated village house of approximately 93m2 with an additional room of approximately 50m2 on the ground floor that could be converted. Perfect for a first-time buyer or as a pied-à-terre, combining charm and functionality.

93 m² living

16 m²

Non-binding document

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

Price fees included

166 920 €

Agency fees: 7 % VAT included*
Price without fees: 156 000 €

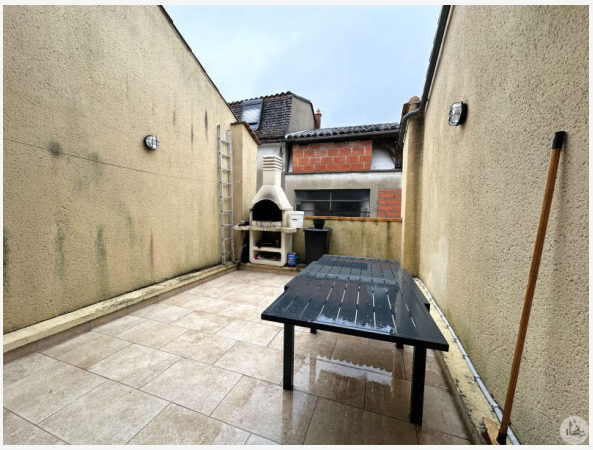
*The agency fees are entirely at the cost of the purchaser

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• Description ref n°8494 •

Discover the charm of this fully renovated terraced village house, where the old meets the new in a warm and refined atmosphere.



Upon entering, a spacious hall (7m²) welcomes you and leads to a well-designed utility/laundry room (approximately 50m²) with independent access from the street at the rear.

On the first floor: a landing (4m²), a beautiful fitted kitchen (14.6m²) with gas hob, extractor hood, and dishwasher, opening onto a private terrace with a barbecue, a living room with a beautiful period fireplace (26m²), parquet flooring, a hallway with built-in wardrobe and office space, and a separate WC.



On the second floor: a corridor (7.7m²) leads to two bedrooms, one with reversible air conditioning (12.7m²/13.8m²). A modern shower room (5m²) with a walk-in shower, double vanity, towel warmer, light fixture with dimmer and Bluetooth connectivity, as well as a separate WC, provide comfort and convenience.

Close to amenities, combining authenticity and quality renovation, this house is just waiting for you to write the next chapter of its story. Ideal first-time purchase or second home!



Other features:

- New double-glazed windows, reinforced door on the rear ground floor. The kitchen bay window is equipped with a solar-powered UV-resistant blind and manual roller shutter. Solar-powered roller shutters are also installed in the living room.



- Latest generation electric radiators, connected to the home's electrical system, with draft detectors and a telephone socket.

- Reversible air conditioning in the living room and one of the bedrooms.

- Fiberglass insulation in the attic and in the pantry ceiling.

- Water softener.
- New water heater.
- New mechanical ventilation system.