

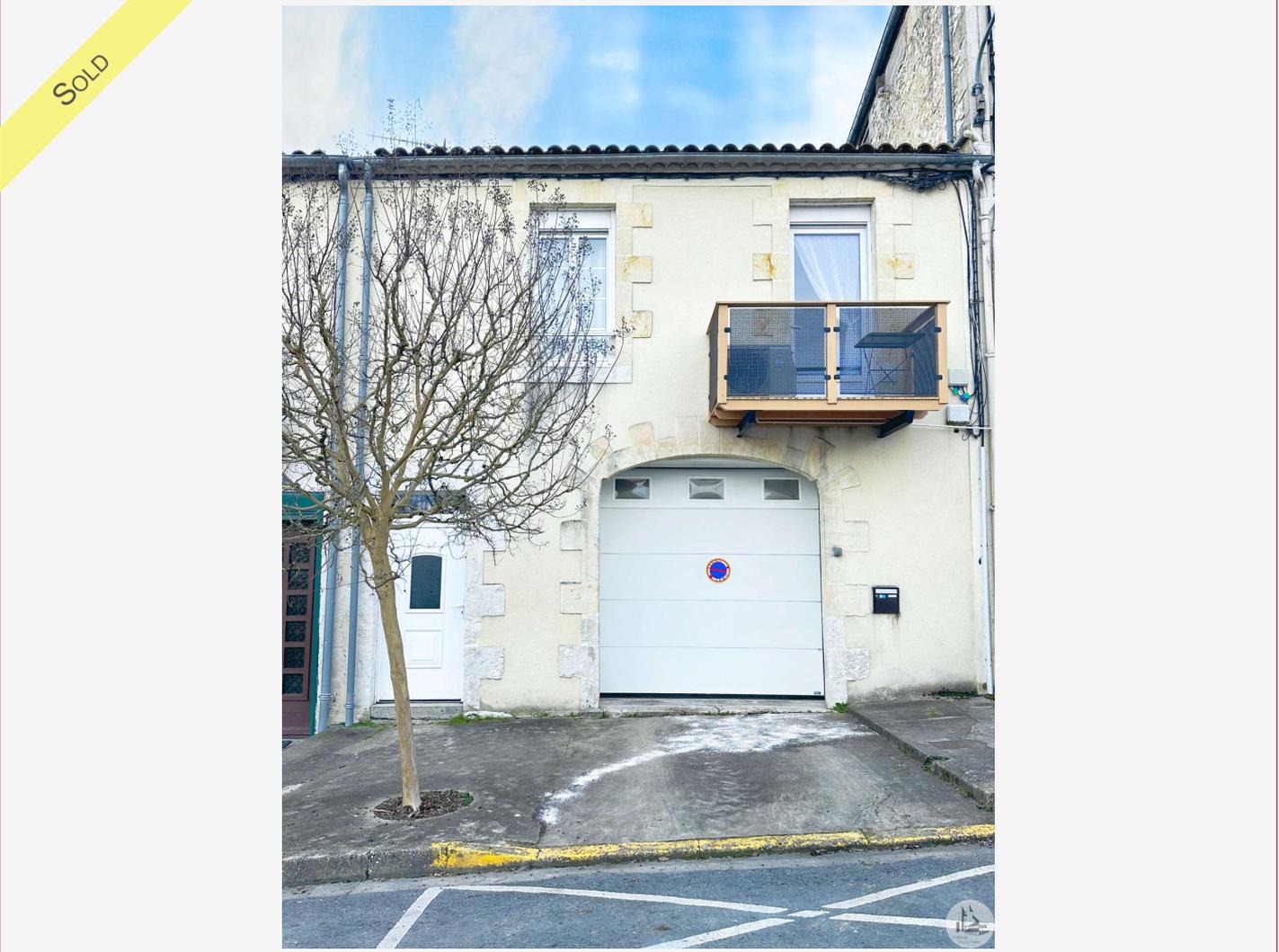


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8587

• House - Castillonnès •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

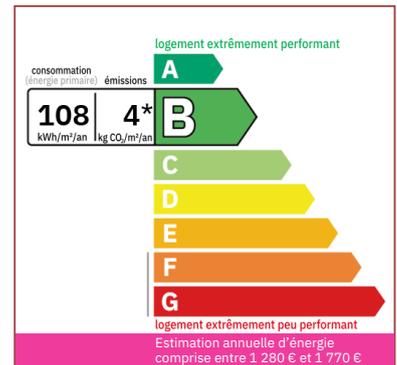
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Charming, fully renovated village house offering a lovely living room with a fitted kitchen, two bedrooms, and an office. Large garage of approximately 100m<sup>2</sup> and a beautiful view from the balcony!

100 m<sup>2</sup> living

No field

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8587 •

Fully renovated village house with garage!

In the heart of the village, discover this charming semi-detached village house, completely renovated, combining modern comfort and functionality. All amenities are within walking distance!

On the ground floor, the house features a garage offering a practical space, equipped with a sink and water heater.

Upstairs, accessible via a staircase with a lift, you will find:

- a pleasant, bright living room with a fully equipped kitchen (60m<sup>2</sup>), two skylights: the smaller one opens manually with an electric shutter, the larger one is fully electric (opening and shutter).
- a hallway leading to:
- a separate toilet,
- a shower room with a walk-in shower (4.2m<sup>2</sup>),
- two bedrooms (14 and 13.5m<sup>2</sup>) and an office (8.9m<sup>2</sup>), ideal for working from home or as a child's bedroom.

Year-round comfort is ensured thanks to reversible air conditioning complemented by electric inertia radiators.

Turnkey home, ideal for a primary residence, a pied-à-terre, or a rental investment.

Other features:

- Property tax: €749
- Air conditioning installed in February 2025
- PVC double glazing
- Blown-in insulation in the attic and garage (2025)
- Electrical system updated (less than 10 years ago)
- Staircase renovated in 2023 and freight elevator serviced
- Balcony added in 2023
- Mains drainage

