Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8587

• House - Castillonnès •

SOLD



DETAILS

Land surface: 0 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

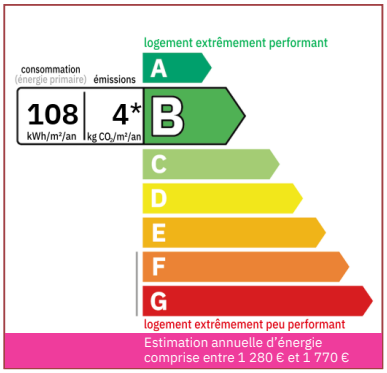
Swimming pool: No

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 100m² and a beautiful view from the balcony!

100 m² living

No field

Non-binding document

- 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

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• 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 (60m²), 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 (4.2m²),

- two bedrooms (14 and 13.5m²) and an office (8.9m²), 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







