



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8594

• House - Castillonnès •

OPPORTUNITY



## DETAILS

**Land surface:** 993 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** No

**Built:** Not specified

### Logement économe

≤ 50 A DPE en cours

51 à 90 B

DPE en cours

91 à 150 C

DPE en cours

151 à 230 D

DPE en cours

231 à 330 E

DPE en cours

331 à 450 F

DPE en cours

> 450 G

DPE en cours

### Logement énergivore

House of approximately 60m<sup>2</sup> requiring complete renovation, on the outskirts of the village, with adjoining land and a beautiful view. Ideal for a first-time buyer or investor!

60 m<sup>2</sup> living

993 m<sup>2</sup>

Non-binding document

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

Price fees included

45 000 €

Agency fees: 12,5 % VAT included\*

Price without fees: 40 000 €

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



## • Description ref n°8594 •

Village house requiring complete renovation, offering excellent potential for development.

On the ground floor, it comprises a kitchen and a living room with stairs leading down to a cellar.

Upstairs, a hallway leads to two bedrooms, one of which has a shower and sink. A staircase leads to the attic.

The property has oil-fired central heating (currently out of service) and adjoining land, providing an additional advantage for landscaping.

This house is ideal for a renovation project, whether as a primary residence, a second home, or an investment.

A rare find in this area, don't miss out if you're a renovation enthusiast!

