



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8813

• House - Castillonnès •



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Charming, bright house comprising: open-plan living area with fitted kitchen and fireplace, 3 bedrooms including a suite, office, shower room, WC. Garage, garden shed, 2 terraces, beautiful wooded grounds.

130 m<sup>2</sup> living

2 500 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8813 •

Single-story house from the 1980s – Green setting, close to amenities

Charming single-story house built in the late 1980s, offering functional spaces and abundant natural light.

It comprises an entrance hall opening onto a bright, open-plan living area with a fitted kitchen and fireplace, ideal for entertaining.

The sleeping area includes three bedrooms, one of which is a master suite with direct access to the private rear terrace, as well as an office. A shower room with WC completes this level.

Features ensure optimal comfort: double glazing, reversible air conditioning/heating, mains drainage connection, and a gated entrance.

Outside, you will enjoy two terraces, an attached garage, a garden shed, and a beautiful landscaped garden of approximately 2,500 m<sup>2</sup>. The house is located close to shops, combining tranquility and everyday convenience.

