

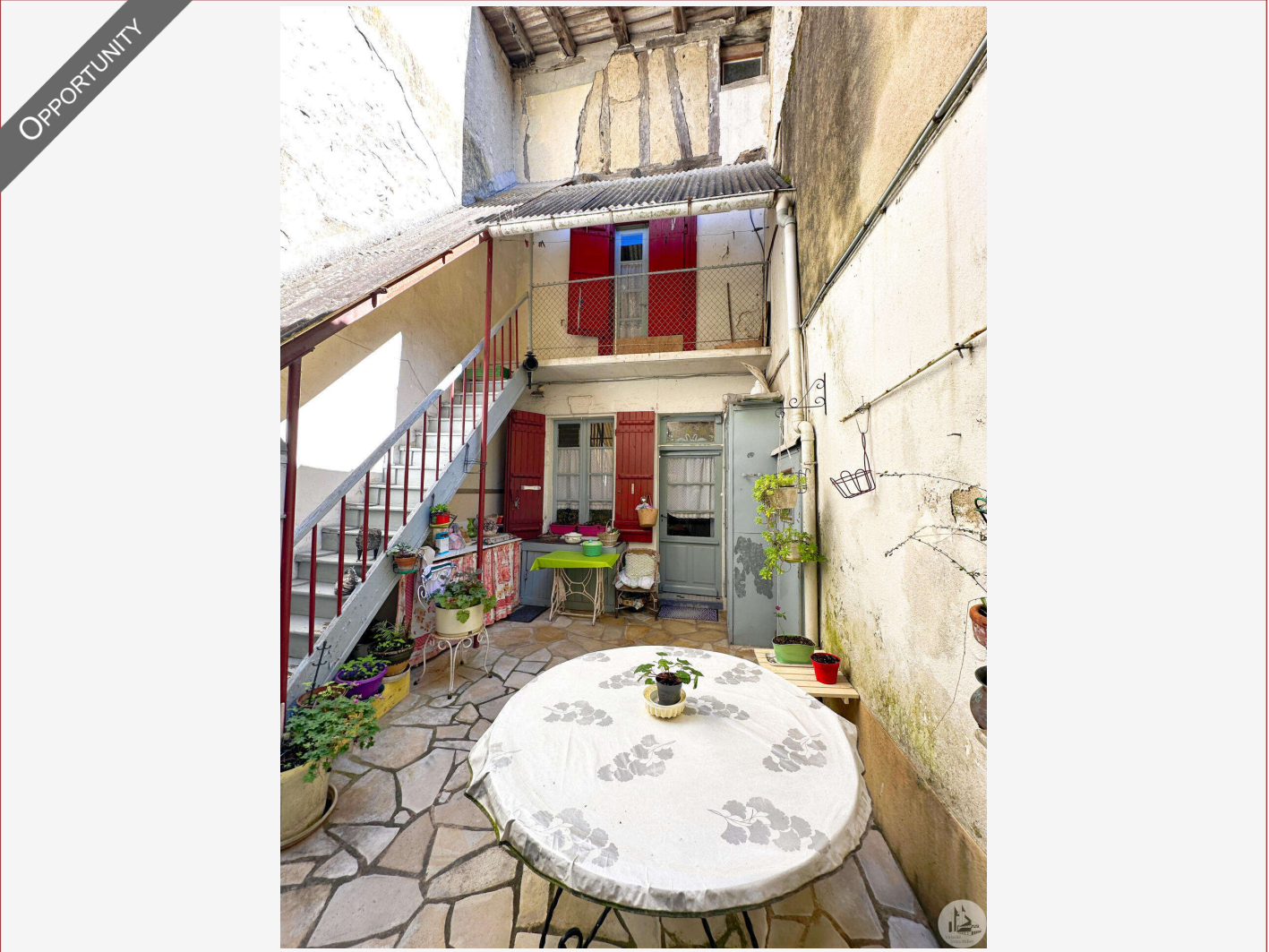


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8817

• House - Castillonnès •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**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:** Second work

**Fireplace:** No

**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

Village house with commercial premises, courtyard without overlooking and large garage which could easily be used to extend the main house or to create a second dwelling.

95 m<sup>2</sup> living

30 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

78 000 €

Agency fees: 11,4 % VAT included\*

Price without fees: 70 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8817 •

Semi-detached village house comprising:

- Commercial premises
- Residential house with, on the ground floor: living room, kitchen, stairs leading to the cellar. On the first floor: landing, 2 bedrooms, one with a balcony and stairs providing direct access to the courtyard below, bathroom with toilet.

On the second floor: attic.

Courtyard adjoining the kitchen and connecting the house facing the main street to the building facing Rue de la Paix.

Garage with sink, laundry room with shower, above which is a former photo lab requiring complete renovation, consisting of two rooms on the first floor and one room on the second floor currently used as an attic.

Other features:

- Single glazing

