



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9038

• House - Castillonnès •



## DETAILS

**Land surface:** 4974 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 2000

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

Single-storey house comprising a living room with fireplace and open kitchen, 3 bedrooms, attached garage, shed, wooden cabin and adjoining land around the house.

100 m<sup>2</sup> living

4 974 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

189 390 €

Agency fees: 7 % VAT included\*

Price without fees: 177 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°9038 •

Single-story house with garage and land

Discover this charming single-story house offering a practical and comfortable living environment.

It comprises an entrance hall opening onto a bright living room (45.7 sq m) with a fireplace insert and an open-plan fitted kitchen (gas hob). A pantry/laundry room (6 sq m) adds to the living space for extra functionality, with a door leading to the outbuilding and another directly into the garage.

A hallway with a built-in wardrobe leads to three bedrooms, two of which have built-in wardrobes (10.8/21.4/13 sq m - possibility of recreating a fourth bedroom as originally planned), a bathroom (2.8 sq m), and a separate WC.

Outside, you will find an attached garage with a hatch providing access to the attic (21.4 sq m), an open carport, and a wooden shed, all situated on a plot of land surrounding the house.

An ideal house for a family or for anyone seeking the comfort of single-storey living in a pleasant environment.

