Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9160 • House - Castillonnès •



DETAILS

Land surface: 15 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: ELECTRIQUE PAC

Drainage/sewage: Everything in the sewer

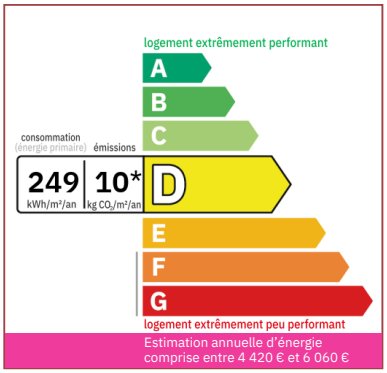
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Renovated village house with a courtyard, offering spacious rooms, including two additional rooms that could be converted on the top floor. All amenities within walking distance!

203 m² living

15 m²

Non-binding document

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

Price fees included

190 000 €

Agency fees: 6,7 % VAT included*
Price without fees: 178 000 €

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

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• Description ref n°9160 •

In the heart of a charming little village with all amenities within walking distance, discover this delightful, fully renovated village house. Offering spacious rooms and an ideal layout for a primary residence, a second home, or a rental investment, it comprises:

On the ground floor:

- a kitchen (18.4 sq m) with oven, dishwasher, ceramic hob, and cupboards,
- an entrance hall leading to the pantry, living room, and wooden staircase to the upper floors (9.2 sq m),
- a living room (32 sq m),
- a separate WC with washbasin (5.8 sq m),

- a utility room with water heater, washbasin, and shower (11.5 sq m),

As well as a pleasant private courtyard accessible from the kitchen or living room, a real asset in the heart of the village.

On the first floor:

- a landing (4.9 sq m),

- a dressing room (12 sq m) leading to a shower room with toilet and double vanity (7.4 sq m),

- an en suite bedroom with its own shower, sink, and toilet (19.9 sq m), with access to the balcony,

- two further adjoining bedrooms, offering various layout possibilities to suit your needs, one of which also has balcony access (15.2 sq m and 16.6 sq m).

On the second floor:

- a landing (4.5 sq m),

- two additional rooms lit by skylights, which can be furnished as you wish: bedrooms, office, playroom, home office, or storage (32.3 sq m and 12.7 sq m).

The property is connected to mains drainage and is equipped with a new reversible heat pump and electric heating system, and double-glazed wooden windows with interior shutters. The insulation has been redone:







