



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2783

• House - Castelmoron-sur-Lot •



## DETAILS

**Land surface:** 2400 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Pompe à chaleur électrique

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

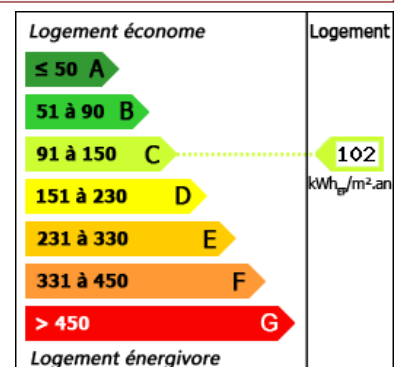
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2000



Has Castelmoron sur lot, single-storey house of 178m<sup>2</sup> of living space with 5 bedrooms. Carport outside and garden adjoining.

178 m<sup>2</sup> living

2 400 m<sup>2</sup>

Non-binding document

- Castillonnès -  
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47330 Castillonnès  
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Price fees included  
**212 500 €**  
Agency fees: 6,5 % VAT included\*  
Price without fees: 199 500 €  
\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°2783 •

A 20min penalty of Villeneuve sur lot, in a village with all shops, a single-storey house built in 2000 with terrain around, including :

- entrance hall with cupboards (2,7m<sup>2</sup>)
- lounge/dining room very bright (56m<sup>2</sup>)
- open kitchen equipped (16,2m<sup>2</sup>)
- laundry room (9,2m<sup>2</sup>)
- bedroom 1 with en-suite shower room and w. c (21,8m<sup>2</sup>)
- corridor with storage cupboards to the bottom (8,3m<sup>2</sup>)
- room 2 (10,7m<sup>2</sup>)
- 3 bedroom (13,6m<sup>2</sup>)
- bedroom 4 (13,5m<sup>2</sup>)
- 5 bedroom (12,5m<sup>2</sup>)
- bathroom with shower, corner bath, double sinks, knowing that the cupboards will be installed under the tanks (10,6m<sup>2</sup>)
- w. c independent with washbasin (3m<sup>2</sup>)

Outside :

- terrace with barbecue
- garden shed
- carport
- various fruit trees (apple trees, peach trees, cherry trees, pear trees, fig trees, plum trees, persimmon-kaki).

Miscellaneous :

- double glazing
- heat pump changed in early 2018
- electric shutters in all the house
- all rooms are equipped with storage cupboards.

