



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2867

• House - Lauzun •

SOLD



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Electric

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

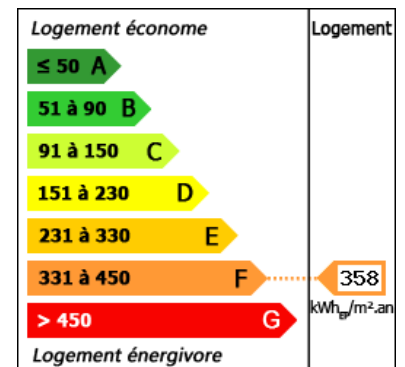
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a quiet, 5min walk to shops, house of 102m<sup>2</sup> habitable with 4 bedrooms including 2 on the ground floor. Garden and garage.

102 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

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Price fees included

133 750 €

Agency fees: 7 % VAT included\*

Price without fees: 125 000 €

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



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## • Description ref n°2867 •

Contemporary home in the heart of a lovely subdivision, quiet, with all shops accessible on foot, including :

On the ground floor:

- veranda
- entrance with storage cupboards (7,5m<sup>2</sup>)
- modern kitchen equipped with corner meal, extractor fan, semi-professional, dishwasher, oven, 4feux, refrigerator (negotiable), parquet floor floating on the ground (14,4m<sup>2</sup>)
- bright lounge with large bay window and open fireplace, tiled floors (22,8m<sup>2</sup>)
- dining room (formerly used as bedroom), with wooden floor (13,6m<sup>2</sup>)
- corridor (5,5m<sup>2</sup>)
- bedroom 1, parquet floor (9,3m<sup>2</sup>)
- bedroom 2, parquet floor (10,4m<sup>2</sup>)
- bathroom with a washbasin, a bidet, a water supply for washing machine, vmc, heated towel rail (5,1m<sup>2</sup>)
- w. c independent (1,9m<sup>2</sup>)
- pantry with staircase to the first floor (which can be easily modified to facilitate access)

Has the floor:

- bedroom 3 attic room (25,5m<sup>2</sup>)
- bedroom 4-attic (24,8m<sup>2</sup>)

Any two ideal for guest rooms or children, games room etc

Outside:

- enclosed land planted with trees and perfectly maintained
- a garage
- a barbecue

Miscellaneous :

- double glazing
- electric shutters in all the house
- Everything in the sewer
- Property tax : 700 euros

