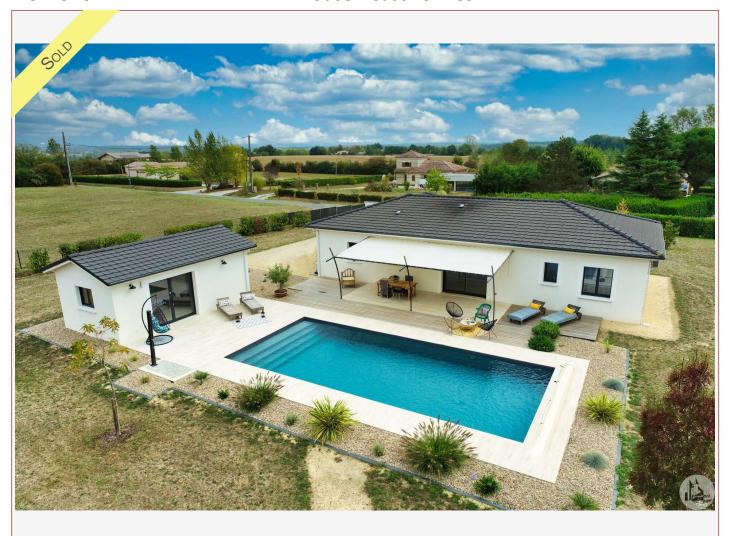


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 5764

House - Castillonnès



### **DETAILS**

Land surface: 2900 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 0

**Type of heating:** Pompe à chaleur + clim réversible

Drainage/sewage: Pit all waters

Swimming pool: Yes

**Ground floor living:** Yes

Work needed: No work

Fireplace: No

**Built: 2016** 

Logement économe

≤50 A 51 à 90 B DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

Modern house, no work needed, close to shops, large living room, 4 bedrooms, swimming pool with pool house. Rare product! To have!

130 m<sup>2</sup> living

2 900 m<sup>2</sup>

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69

Tel: 05 53 40 22 69 castillonnes@valadie-immobilier.com

Price fees included

395 000 €

Agency fees: 5 % VAT included\* Price without fees: 376 190 €

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

Non-binding document



## Agence Immobilière Valadié

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## • Description ref n°5764 •

Residential house with surrounding land built in 2016 including:

- entrance with cupboards (2,4m2),
- living room (approximately 53m2) with open equipped kitchen, central island (oven, microwave, refrigerator, induction hob, extractor)
- pantry / laundry room with cupboards, tilt-and-turn window and door to the outside (13.5m2),
- hallway (2.9m2),
- 3 bedrooms with wardrobes, wooden floor (10.5 / 10.4 / 9.4m2)
- 1 parental suite (14.69m2) with cupboards, adjoining shower room (walk-in shower, basin, electric towel dryer, window 5.6m2),
- a shower room with walk-in shower, double sink, electric towel dryer, window (5.4m2),
- independent w.c.

### Outside:

- fenced land
- Covered wooden terrace.
- 11x5 chlorine pool, heated, built in 2019 with tiled deck imitation parquet., Anthracite gray liner. Solar outdoor shower.
- Pool house of 30m2, bay window with brick partition, with summer kitchen (induction hob, sink, space for a small refrigerator), cumulus, w.c with separate pit.
- Garden shed of 25m2.
- Electric gate with videophone, interior / exterior verisure alarm.

#### Miscellaneous:

- interior PVC / aluminum double glazing on the exterior side
- De Dietrich heat pump heating, underfloor heating throughout the house + 2 reversible air conditioning units
- centralized electric roller shutters
- individual sanitation (all water tank)







