



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7692

• House - Castillonès •



## DETAILS

**Land surface:** 3456 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

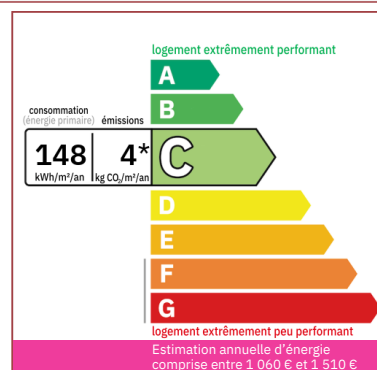
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Single-storey house, in a dominant position, open view, not overlooked, with quality fittings inside, large living room with open fitted kitchen, garage, detached barn, well, enclosed garden with trees.

130 m<sup>2</sup> living

3 456 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





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## • Description ref n°7692 •

A dwelling house comprising:

- Entrance,
- laundry room (6.2m<sup>2</sup>),
- cellar with access door to the water heater and cupboards, access to the garage also (8.8m<sup>2</sup>),
- office (11m<sup>2</sup>),
- bedroom (14.4m<sup>2</sup>) with adjoining shower room with w.c (6.5m<sup>2</sup>),
- living room with high-end fully equipped kitchen with central island, closed fireplace (42m<sup>2</sup>),
- veranda (12m<sup>2</sup>),
- corridor,
- second bedroom with dressing room (20m<sup>2</sup>),
- independent toilets,
- bathroom with shower, bath and jacuzzi (16.8m<sup>2</sup>).

Garage, covered terrace, independent barn. Adjoining land fenced with well.

Various :

- PVC double glazing throughout
- underfloor heating heat pump
- central vacuum cleaner

