



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7760

• House - Monbazillac •



## DETAILS

**Land surface:** 5880 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** PAC GAINABLE

**Drainage/sewage:** Septic tank

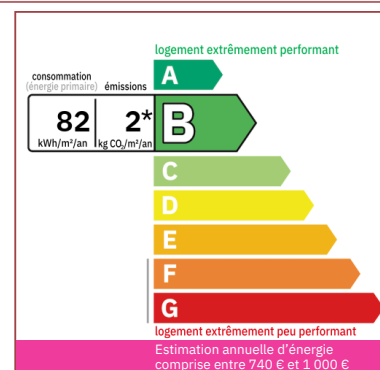
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1966



Bright family home with living room, fitted kitchen, 3 bedrooms, office, shower room and basement with double garage. Garden with shed, located in a quiet area.

105 m<sup>2</sup> living

5 880 m<sup>2</sup>

Non-binding document

- Castillonnes -  
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47330 Castillonnes  
Tel : 05 53 40 22 69  
castillonnes@valadie-immobilier.com

Price fees included  
**181 900 €**  
Agency fees: 7 % VAT included\*  
Price without fees: 170 000 €  
\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°7760 •

Located in a quiet and sought-after neighborhood, this house offers an ideal living environment for a family.

Upon entering, you'll be greeted by a spacious hall with built-in closets (8m<sup>2</sup>), perfect for organizing your belongings. The living and dining rooms (29m<sup>2</sup>), bathed in light, offer a welcoming space perfect for gatherings with family or friends.

A functional and well-appointed kitchen (10.1m<sup>2</sup>), a hallway leading to an office (7.8m<sup>2</sup>), and three comfortable bedrooms (10.8m<sup>2</sup>/11.3m<sup>2</sup>/10.5m<sup>2</sup>). A modern shower room and separate toilet complete this floor.

A major asset of this house is its direct access to the basement, where you'll find a double garage for easy parking, as well as a laundry room equipped with a sink.

Outside, a garden shed provides additional storage space for your tools or bicycles.

Don't miss this opportunity to become the owner of this home combining comfort, space, and functionality. Contact us today for a viewing!

### Miscellaneous:

- Ducted heat pump
- PVC double glazing (2018)
- Recent attic and garage insulation
- Well (house is not connected to the water supply but to a well).

