



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7989

• House - Castillonès •



## DETAILS

**Land surface:** 2986 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** électrique et bois

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

House of approximately 75m<sup>2</sup> with attached garage, possibility of extension. Adjoining garden with well. Ideal for country living, as a primary or secondary residence.

75 m<sup>2</sup> living

2 986 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

109 000 €

Agency fees: 9 % VAT included\*

Price without fees: 100 000 €

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





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## • Description ref n°7989 •

Located halfway between Castillonès and Villeréal, this house is sold fully furnished and ready to move into!

Upon entering, you'll be charmed by the functional kitchen (20m<sup>2</sup>), ideal for sharing moments with family or friends. The living room (22m<sup>2</sup>) with access to the outside features a wood-burning stove, perfect for winter evenings.

A hallway (5m<sup>2</sup>) leads to two bedrooms (11.3m<sup>2</sup> and 10.6m<sup>2</sup>), a shower room (5.5m<sup>2</sup>) with a toilet, and a laundry room (10.7m<sup>2</sup>) convenient for everyday use. Attached to the house, a garage provides convenient parking or storage; it could also be used to expand the house.

Outside, a flat, wooded garden and a well complete this property. Whether you are looking for a main residence or a country house, this property will seduce you with its simplicity, its potential and its pleasant setting.

