



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8414

• House - Castillonès •

EXCLUSIVE



## DETAILS

**Land surface:** 1566 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

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

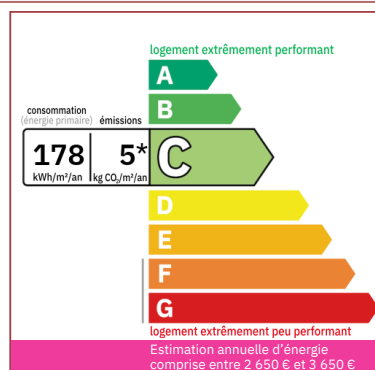
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1971



House in a quiet street, bright, with beautiful volumes, possibility of making an independent apartment on the garden level, two garages, no work to be planned and adjoining land suitable for a swimming pool.

180 m<sup>2</sup> living

1 566 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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





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## • Description ref n°8414 •

A house built in 1971 comprising:

- entrance hall (7m<sup>2</sup>),
- fully equipped kitchen (13.2m<sup>2</sup>) - double oven, refrigerator, dishwasher, hob - renovated in 2015, with cupboards and French doors opening onto the tiled terrace, with electric awning and veranda,
- living/dining room (30m<sup>2</sup>) with open fireplace, two French doors also opening onto the terrace,
- hallway with cupboards,
- bathroom with bathtub, double vanity, walk-in shower (8.3m<sup>2</sup>),
- separate WC with washbasin,
- bedroom 1 with cupboards and laminate flooring (17.6m<sup>2</sup>)
- bedroom 2 currently used as an office (12m<sup>2</sup>) with laminate flooring
- bedroom 3 with washbasin and cupboards, laminate flooring (12.6m<sup>2</sup>)

Upstairs (converted in 1978):

- landing with cupboards Under the eaves:
- 2 bedrooms with electric radiators (10 and 11.9 sq m),
- shower room with toilet,
- attic room used as a gym and storage space.

Garden level:

- shower room with toilet (3.7 sq m),
- room (18 sq m), formerly an office, with a window and French doors with large built-in wardrobes,
- workshop (approximately 19 sq m),



- boiler/laundry room with water supply (20.5 sq m),