

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8475

House - Castillonnès



#### **DETAILS**

Land surface: 1115 m<sup>2</sup>

Number of bedrooms: 2

Number of levels: 0

Type of heating: Climatisation réversible + radiateur électrique

**Drainage/sewage:** Septic tank

Swimming pool: No

**Ground floor living:** Yes

Work needed: Second work

Fireplace: No

**Built:** Not specified

Logement économe



91 à 150 C 151 à 230 D

231 à 330 E

331 à 450 F > 450 G

Logement énergivore

Charming house comprising veranda, living room, kitchen, two bedrooms, shower room and separate WC, with garage and shed on adjoining land.

55 m<sup>2</sup> living

1 115 m<sup>2</sup>

- Castillonnès -12 Place Jasmin 47330 Castillonnès

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

Price fees included

98 000 €

Agency fees: 8,9 % VAT included\* Price without fees: 90 000 €

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

Non-binding document



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### • Description ref n°8475 •

A house of approximately 55m<sup>2</sup> of living space, featuring a bright veranda (18.5m<sup>2</sup>) opening onto the living room (16.1m<sup>2</sup>) with reversible air conditioning.

A hallway then leads to a functional kitchen (8.2m2).

The sleeping area comprises two bedrooms (10.4m² and 8m²), a shower room (2.8m²), and a separate WC.

Outside, a garage of approximately 49m<sup>2</sup> provides ample parking or storage space. It also offers the possibility of extending the house.

A garden shed (19m²) allows you to store tools and equipment. The entire property is situated on a fully enclosed plot of land.

#### Miscellaneous:

- Property tax: €490
- Heating: Reversible air conditioning (new = 2025) + electric radiators
- Roof in very good condition
- Electric shutters in both bedrooms, mosquito nets
- Water heater (in the garage) = new 2024
- Fiber optic internet = Connected









