



House

CASTELJALOUX (47)

259 000 €



136 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Beautiful house built in 2007 located on a plot of 1720m² near Casteljaloux. Comprising an entrance, a generous and comfortable living space, a fitted and equipped kitchen, a pantry-laundry room, four bedrooms, two bathrooms and two toilets offer additional practicality for daily life. Regarding heating, this house is equipped with solar panels, a wood stove and two reversible air conditioners, ensuring comfort and energy savings throughout the year. In addition, a thermodynamic water heater helps reduce the home's carbon footprint. Enclosed land, two terraces, one covered northwest and the second southeast, electric gate, adjoining garage with manual opening. Don't miss this opportunity to acquire a modern home ready to welcome your family and create precious memories! Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,71% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Laure LABARDIN

MARMANDE (47200)

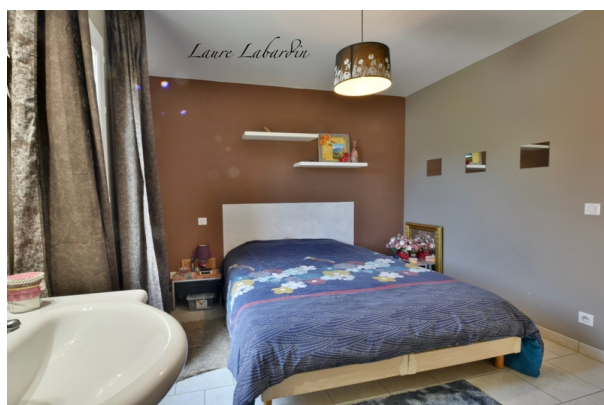
Agent

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 853595
Property type House
Year of construction 2009
Exposure N-W
View Vue sur Jardin

SURFACES

Living space 136 m²
Living room surface 50 m²
Land surface 1720 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Number of bathrooms 2
Toilets count 2
Terrace 1

DPE/GES

DPE 88
GES 2

APPENDIX

Parking couvert
Parking space 1
Garage 1
Videophone Non

SERVICES

Air conditioning Yes
Heater électricité
Heater climatisation réversible
Heater solaire
Heater bois
Kitchen aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle