

## Price on request

**For sale house**

**5 rooms**

**Surface : 134 m²**

**Surface of the living : 33 m²**

**Surface of the land : 405 m²**

**Year of construction : 1977**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

3 bedroom

2 terraces

1 shower

1 WC

1 garage

2 parkings

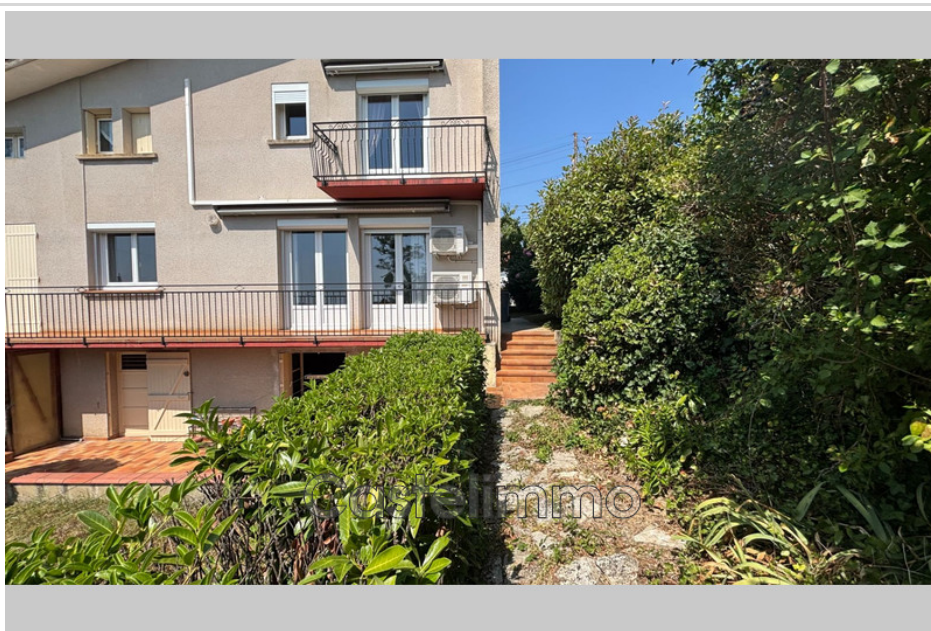
1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

31/08/2025 - Prix T.T.C



## House 5446 Castelsarrasin

Located in a sought-after residential neighborhood, this traditional architect-designed house will charm you with its tranquility and close proximity to schools, shops, and quick access to the highway. This home offers an unobstructed view of the Garonne plain and features a living area of 133 m² on a fenced, tree-lined plot of 405 m². A large living room opens onto a balcony that leads directly to the garden. The fitted, separate kitchen connects to a pantry area and enjoys plenty of natural light. A garage, laundry room, and storage space complete this level. Upstairs, there are three bedrooms—two with balconies—and a study. The bathroom includes a second WC. The garden-level floor houses a large room with independent access, ideal for a business or additional living space, as well as a cellar-workshop and a boiler room. The house is equipped with double glazing, electric roller shutters that are either centralized or individual, reversible air conditioning in the living room and two bedrooms, and gas heating supplemented by an independent water heater. This property has been meticulously maintained, with a recently refurbished roof and carefully done interior and exterior paintwork. The terraces surrounding the house add a welcoming touch and allow you to fully

