

**6** 05 63 32 73 21

www.castelimmobilier.com

## 239 000 €

For sale villa 5 rooms

Surface: 130 m²

Surface of the living: 33 m<sup>2</sup> Year of construction: 1975

Exposition : Sud

Hot water : Individuel

Features:

Garage area: 37, Alarme

4 bedroom

1 terrace

1 bathroom

2 WC

2 garage

4 parkings

1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): D





## Villa 5373 Saint-Nicolas-de-la-Grave

Villa on two levels of 130m² and wooded garden of 3828m². The villa is composed on the ground floor of an entrance of 7.64m², a living room of 33.75m², a separate and fitted kitchen of 13.83m², a bedroom of 11.55m², a WC with washbasin of 2m², a laundry room of 8.61m² opening onto a garage of 37.50m². On the 1st floor, 3 bedrooms of 10.15m² and two of 12m², as well as a bathroom and a separate WC. Beautiful villa of traditional construction (doubled walls, travertine on the floor) with a plus, which is becoming rare today a very beautiful plot of 3800m² with many trees and fruit trees. Do not hesitate to contact your Castelimmo agency to arrange a visit.

Fees and charges : 239 000 € fees included







Castelimmo - 10 place de la Liberté, 82100 Castelsarrasin
Tél: 05 63 32 73 21 - contact@castelimmobilier.com - www.castelimmobilier.com
RCS 424 115 384 Montauban - Code NAF 6831Z - SIRET 424 115 384 00028

Garantie financière : C.E.G.C. G & T n°00931GES202 : 250 000 € & n°00931TRA202 : 110 000 €

Document non contractuel - Barème des prix disponible sur notre site internet