

**130 000 €**

**For sale house**

**4 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 318 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiles**

**3 bedroom**

**1 terrace**

**1 shower**

**2 WC**

**1 garage**

**2 parkings**

**Legal information**

130 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House Castelsarrasin**

Exclusively, this reference 10218-1507 is a 1970s house located not far from the center of Castelsarrasin, in the Jules Ferry school district. It offers approximately 90 m<sup>2</sup> of living space, spread over two floors, and is set on a 318 m<sup>2</sup> plot. The ground floor features a bright living-dining room of 28 m<sup>2</sup> opening onto the garden. This living area is complemented by a separate kitchen of 12 m<sup>2</sup>, along with a garage measuring 15 m<sup>2</sup> and a storage room such as a pantry or laundry room of 6.75 m<sup>2</sup>. Upstairs are three spacious bedrooms of 11.5 m<sup>2</sup>, 12.5 m<sup>2</sup>, and 14.3 m<sup>2</sup>, all equipped with built-in closets. The garden is fully fenced with a gate. Two cars can easily be parked in the courtyard in front of the house, and a side pedestrian access leads directly to the garden at the back. The house has single glazing, a gas boiler that also supplies hot water, and manual shutters. Refreshment work and insulation improvements are to be considered. Outside,...

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