

Price on request

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

For sale house

4 rooms

Surface : 105 m²

Surface of the living : 30 m²

Surface of the land : 1406 m²

Year of construction : 1962

View : Jardin

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

UPVC double glazed, electric shutters,
Toiture en bon état, Down town, Garage de
45m², Fenced, Faible taxe foncière,
Laundry room, Murs redoublés

3 bedroom

1 shower

1 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



House 4148TI Castelmoron-sur-Lot

Located in the town center of Castelmoron-sur-Lot, this detached house from 1962 enjoys a prime location, just steps away from amenities, schools, and village services. You can easily walk to shops, schools, the health center, as well as the banks of the Lot River and the beach, offering a convenient and pleasant living environment. The house features a spacious 10 m² entrance that opens onto a bright 30 m² living/dining room. The independent, equipped kitchen is complemented by a pantry and an adjoining utility room. The sleeping area includes two generously sized bedrooms, one with a built-in closet, a shower room, and a separate toilet. A study near the utility room provides additional space, perfect for remote work or as a guest bedroom. Several significant upgrades have been made, including PVC double-glazed windows, electric roller shutters, updated electrical wiring, and the reinforcement of all walls for better insulation. The roof is in excellent condition, and heating as well as hot water production run on town gas. Outside, you'll enjoy a fully enclosed plot of about 1,420 m², with a 45 m² double garage and a 15 m² workshop completing the property—ideal for those who appreciate storage or DIY projects.

Fees and charges :

