## 220 000 €

## Contact agency Castelimmo

10 place de la Liberté 82100 Castelsarrasin

05 63 32 73 21 / contact@castelimmobilier.com

For sale villa 4 rooms

Surface: 110 m²

Surface of the living : 42 m² Surface of the land : 2130 m² Year of construction : 2023

View: Campagne

Hot water: Thermodynamique Inner condition: GOOD External condition: GOOD

## Features:

Bedroom on ground floor, double glazing, CALM

- 3 bedroom
- 1 bathroom
- 2 showers
- 2 WC
- 2 garage
- 4 parkings

Energy class (dpe): C

Emission of greenhouse gases (ges) :  $\mathsf{A}$ 

Document non contractuel 23/05/2025 - Prix T.T.C



## Villa 5422 Garganvillar

Close to Castelsarrasin, 10km away, in a quiet village, pretty recent single-story villa, on a very beautiful plot with beautiful trees. It consists of three bedrooms with closet, two of which have a shower room, a bathroom with WC, a separate WC with washbasin, a living room kitchen with central island, a double garage. Possibility of breaking down the partition between the living room and the garage to enlarge the living space or create a fourth bedroom. Good value for money.

Fees and charges :

220 000 € fees included





