



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1674

• House - Castillonnès •



## DETAILS

**Land surface:** 16467 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Set of stone buildings a few km from Castillonnès, with a main house of approx. 200 m<sup>2</sup> living space, a large barn, a dove cote, a pool on a lovely landscaped park of 1,4 hectares.

280 m<sup>2</sup> living

16 467 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°1674 •

Old group of building with the main house composed by :

- An entrance on kitchen / dining room, tiled floor, fully equipped kitchen with cupboards, gas hob, oven and Gaggenau hood, dishwasher Bosch, marble countertop granite, Denmark stove with tube, open fireplace,
- Large living room with many windows on the outside with open fireplace, terracota old floor,
- a corridor leads to a bedroom with original wooden floors, a bathroom with bath, basin, bidet, wc.
- Upstairs: a landing leading to 3 bedrooms of nice size each, a bathroom, a closet, an attic.
- A cellar with boiler Geminox,
- wine cellar
- Outside: pigeon loft with a green house, a dovecote, a stone gardian house to be renovated, a beautiful stone barn, a pool, swimming pool with a nice view, a well. Septic tank remade in 2015, septic tank and sand filte. Liner pool redone in 2014.

