



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3738

• Castle / Manor - Castillonès •



## DETAILS

**Land surface:** 7 ha

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Geothermal

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed 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

Sublime mansion of the Eighteenth century with its 7-hectare park, its swimming pool and its dependencies.

400 m<sup>2</sup> living

70 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

1 199 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 152 885 €

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



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## • Description ref n°3738 •

Close to a bastide with beautiful views of the surrounding countryside, this magnificent manor house will seduce you with the quality of its renovation and its charming environment.

The main house entirely renovated is composed as follows: on the ground floor, an entrance : 18m<sup>2</sup> distributing a living room of 25m<sup>2</sup> with insert, a living room of 25m<sup>2</sup>, an office of 25m<sup>2</sup>, a dining room of 25m<sup>2</sup>, a kitchen of 32 m<sup>2</sup>, a room of 25m<sup>2</sup>, a bathroom of 10m<sup>2</sup>, a corridor of 19m<sup>2</sup>, a laundry room of 6m<sup>2</sup> with access to the garden, a porch of 15m<sup>2</sup>.

The first floor served by a central staircase, a step of distribution of 23m<sup>2</sup>, 2 Rooms of 30 m<sup>2</sup>, a room of 15m<sup>2</sup>, bedroom : 17m<sup>2</sup>, a storeroom of 31 m<sup>2</sup>. Three bath rooms of 17 m<sup>2</sup>. A dressing room of 10m<sup>2</sup> approximately, and a hall of 10m<sup>2</sup>.

A house attached to use of the cottage, a double garage.

Second house to renovate as well as a loft with workshop and shelter cars. A swimming pool.

