



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4627

• House - Castillonès •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

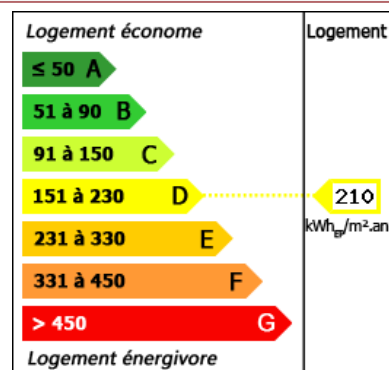
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes closed hearth

**Built:** Not specified



5 minutes from the Bastide town of Castillonès and its shops, beautiful stone house of 165m<sup>2</sup> of living space with swimming pool to restore. Quiet, with an unobstructed view.

165 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

135 000 €

Agency fees: 5,5 % VAT included\*

Price without fees: 128 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4627 •

Residential house with land around, including :

On the ground floor:

- entrance with cupboard (6,6m<sup>2</sup>)
- kitchen with furniture in oak with old fireplace no longer works (13,2m<sup>2</sup>)
- lounge with fireplace - insert-, French ceiling (31m<sup>2</sup>)
- dining room (26,8m<sup>2</sup>)
- laundry room (with boiler), access can be created to communicate with the kitchen (15,5m<sup>2</sup>)
- corridor serving the bedrooms ( 5,5m<sup>2</sup>)
- w. c independent (1,5m<sup>2</sup>)
- bathroom (4,8m<sup>2</sup>)
- 1 room (13,6m<sup>2</sup>)
- bedroom 2, blue (10m<sup>2</sup>)

Has the floor:

- loft could be office office by example (13,3m<sup>2</sup>)
- bedroom 3 with washbasin and shower (23 m<sup>2</sup>)

Outside:

- cellar and stone vaulted
- swimming pool of 5,5x11
- large patio semi covered ( 84m<sup>2</sup> approx)

Miscellaneous:

- central heating oil
- simple glazed windows with wood joinery

