



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4754

• House - Castillonès •



## DETAILS

**Land surface:** 4 ha

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

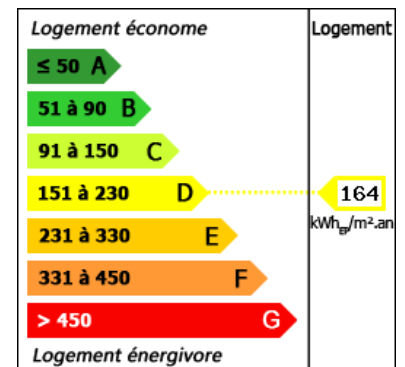
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Country house of about 90m2 of living space with 2 bedrooms, possibility of extension, barn with garage and ground around of over 4 acres with two ponds.

90 m<sup>2</sup> living

40 000 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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





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## • Description ref n°4754 •

Dwelling house comprising :

- entry on the veranda (17m2) with on the veranda, a storage space,
  - fully equipped kitchen -oven and dishwasher - with open fireplace (32m2),
  - lounge/dining room (22,8m2),
  - one bedroom (13,6m2),
  - bathroom with basin, bidet, bath and window (5m2),
  - hallway with closets,
  - w. c independent with window,
  - basement with sink, water supply to the washing machine, and boiler, and a cellar (70m2),
- And attached to the house, with electric heating :
- second veranda (9m2),
  - bedroom (17m2)
  - shower room with w. c (6m2).

Outside :

- Shelter to the rear with access to the basement and access to the house, ideal for an expansion, roof re-follow on this part here, however, old piggery-suite (60m2),
- barn with garage space, portal manual, and part with point water and electricity, the former studio (280m2 approx)
- two ponds
- Walnut
- well more functional

Miscellaneous :

- single glazing and double glazing at the level of the verandas
- tile floor throughout
- central heating oil
- individual wastewater treatment in CONFORMITY

