



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4782

• House - Castillonnès •



## DETAILS

**Land surface:** 3300 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Bois + clim réversible

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**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

Lots of charm for this stone building to finish to restore, possibility of living on the ground floor or build up the floor to have around 300m<sup>2</sup> of living space, possibility of self-catering cottage, in ground pool, unobstructed view.

300 m<sup>2</sup> living

3 300 m<sup>2</sup>

- Castillonnès -

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47330 Castillonnès

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Price fees included

233 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 220 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°4782 •

This house to finish to restore with small garden and path with private access includes :

On the ground floor :

- entry into lounge/dining room with open fireplace (tuber), exposed stone walls, concrete floor, space provided to install a staircase rising to the first floor (62m<sup>2</sup>),
- kitchen is currently open on the living-room that can be closed easily according to the desires, door window overlooking the outside (28 m<sup>2</sup>),
- laundry room (7,7m<sup>2</sup>),
- office can be used as a 3rd bedroom on the ground floor (13m<sup>2</sup>),
- w. c independent
- bedroom 1 with dressing area provided (19,3m<sup>2</sup>),
- bedroom 2 (18,7m<sup>2</sup>)
- bathroom to be built (3,7m<sup>2</sup>).

Has the floor :

- partitions fitted according to the needs, possibility to make two extra rooms with a bathroom for example.

Outside :

- Adjoining outbuilding to restore, perfect for a cottage (old barn)
- Well.
- Ground pool

Miscellaneous :

- joinery, double glazed timber
- roof in perfect condition
- heating : wood + reversible air-conditioning
- drainage performed around the house
- individual sewage-to-install

