



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4928

• House - Cancon •



## DETAILS

**Land surface:** 4000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

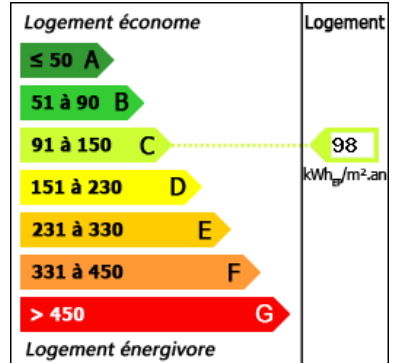
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1500



House of the XV century half-timbered and stone with character, nice view and beautiful environment. Living room with fireplace, 3 bedrooms. Barn, gite, swimming pool and land of approx 4000 m<sup>2</sup>

220 m<sup>2</sup> living

4 000 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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



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## • Description ref n°4928 •

House, including :

On the ground floor :

- covered terrace (18,7m<sup>2</sup>) with fitted cupboards, terracotta floor,
- entrance hall (15m<sup>2</sup>)
- sas to be used as a wine cellar, crossing, with door leading to the entrance and the living room (5,4m<sup>2</sup>)
- Living room of approx, 45 m<sup>2</sup> with a half-timbered, exposed beams, pellet stove, door to the outside,
- Fully equipped kitchen with stone fireplace functional (29,8m<sup>2</sup>),
- Parental Suite with exposed beams and parquet flooring (17,7m<sup>2</sup>), bathroom (10m<sup>2</sup>) with dressing room and water supply for washing machine and tumble dryer, cumulus clouds above, access through the entrance hall also.
- W. c independent

Has the floor :

- Mezzanine office, with wooden floor (18m<sup>2</sup> on the ground surface, sloping ceilings)
- bedroom 2 (26m<sup>2</sup>), velux windows in aluminum double glazing, parquet floor, with water point (3,4m<sup>2</sup>)
- bedroom 3 (18,8m<sup>2</sup>) and dressing area (8,4m<sup>2</sup>) which could be transformed into a bathroom because the inlets are available.
- Bathroom with shower, bath and double washbasin (23,6m<sup>2</sup>)

Dependencies suite :

- from the covered terrace, door leading to a barn, current use of garage and workshop (62m<sup>2</sup>).
- cottage comprising : sitting area, concrete floor, old nurseries (37m<sup>2</sup>), veranda currently used for office or winter lounge (21m<sup>2</sup>), kitchen/ diner with built in wardrobes, central block with sink (34,6m<sup>2</sup>), room in mezzanine with parquet floor floating (12,2m<sup>2</sup> on the floor, mansard-roofed), veranda giving on the kitchen (11m<sup>2</sup>), bathroom complete with shower, bath and closets, it remains to put a sink and a w. c as well as a sanitation system.

Outside :

- above ground pool chlorine (7x4m) with wooden terrace
- Summer kitchen, BBQ, stone terrace for dining,
- Fish pond.

