Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4928 • House - Cancon •



DETAILS

Land surface: 4000 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

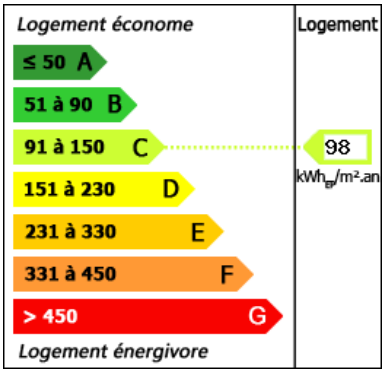
Swimming pool: Yes

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 m2

220 m² living

4 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
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 (18,7m2) with fitted cupboards, terracotta floor,
- entrance hall (15m2)
- sas to be used as a wine cellar, crossing, with door leading to the entrance and the living room (5,4m2)
- Living room of approx, 45 m2 with a half-timbered, exposed beams, pellet stove, door to the outside,
- Fully equipped kitchen with stone fireplace functional (29,8m2),
- Parental Suite with exposed beams and parquet flooring (17,7m2), bathroom (10m2) 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 (18m2 on the ground surface, sloping ceilings)
- bedroom 2 (26m2), velux windows in aluminum double glazing, parquet floor, with water point (3,4m2)
- bedroom 3 (18,8m2) and dressing area (8,4m2) which could be transformed into a bathroom because the inlets are available.
- Bathroom with shower, bath and double washbasin (23,6m2)

Dependencies suite :
- from the covered terrace, door leading to a barn, current use of garage and workshop (62m2).
- cottage comprising : sitting area, concrete floor, old nurseries (37m2), veranda currently used for office or winter lounge (21m2), kitchen/ diner with built in wardrobes, central block with sink (34,6m2), room in mezzanine with parquet floor floating (12,2m2 on the floor, mansard-roofed), veranda giving on the kitchen (11m2), 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,







