

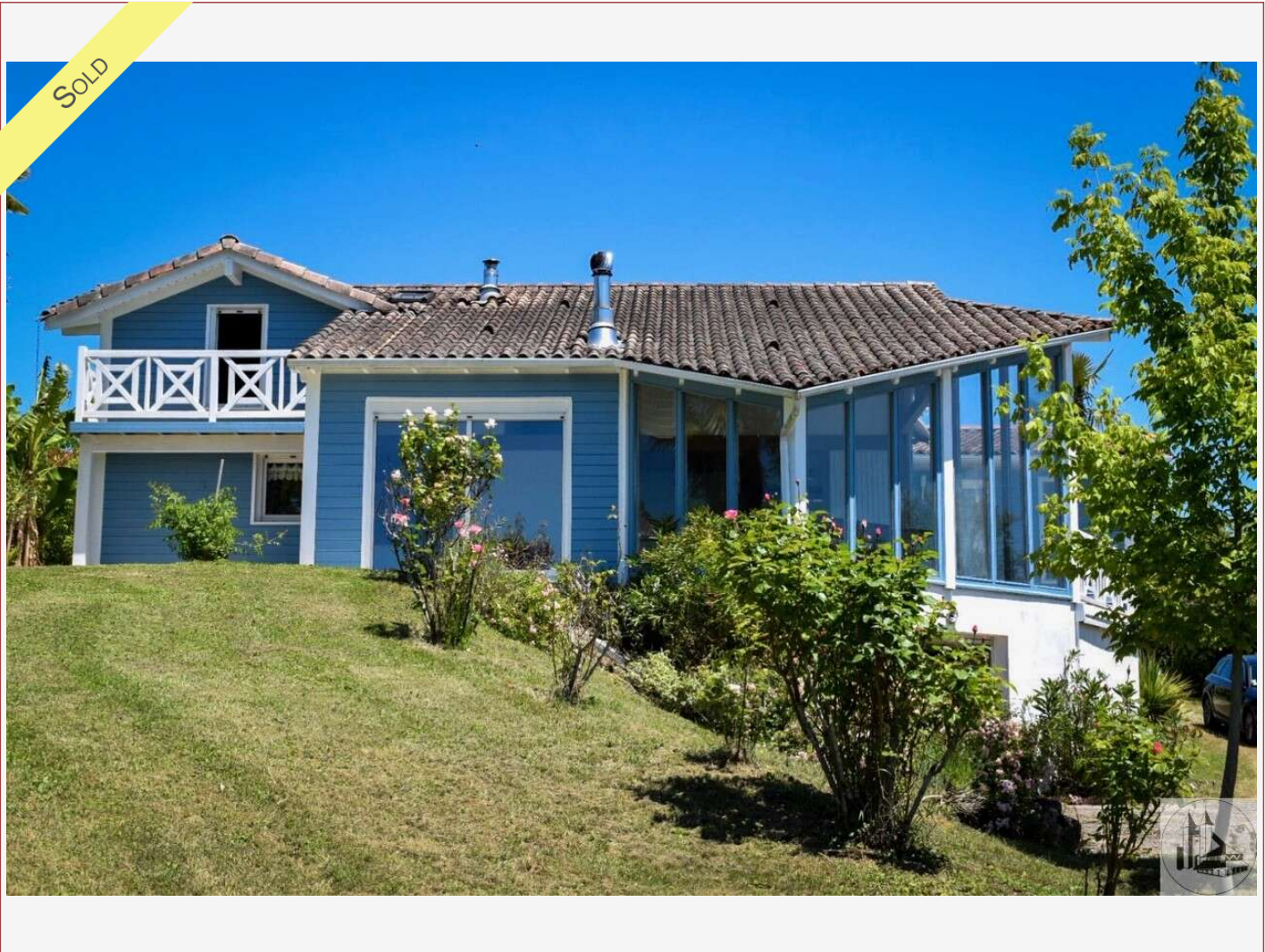


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5002

• House - Castillonnès •



## DETAILS

**Land surface:** 3700 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

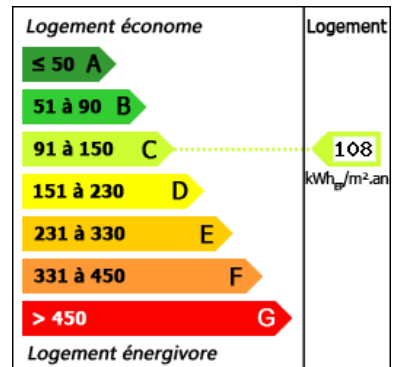
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Wooden house with basement , beautiful views of the countryside, large living room very luminous, 5 bedrooms, plot of 3700 m2 pool with a terrace covered in stone.

167 m<sup>2</sup> living

3 700 m<sup>2</sup>

- Castillonnès -

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Price fees included

185 110 €

Agency fees: 7 % VAT included\*

Price without fees: 173 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°5002 •

Home atypical in wood with adjoining land with pool, very bright, beautiful views of the surrounding countryside with a covered terrace, with stone, with a pizza oven, quiet.

It includes :

- an entrance hall with storage cupboards,
- a living room with wood burning stove Godin,
- an office space,
- a fully equipped kitchen with cupboards, extractor hood, sink and induction hob, with two windows,
- 2 bedrooms of about 11m<sup>2</sup> with parquet floor floating on the ground and cupboards,
- a third chamber carried by the following extension (with electric heating inertia) with room to be used as a dressing room en-suite overlooking a wooden terrace.
- bathroom with Italian shower,
- w. c independent.

Has the floor :

- landing with cupboards in the attic,
- 1 bedroom with shelving, being a former mezzanine overlooking the living area (12m<sup>2</sup>),
- a second bedroom with parquet floor floating on the ground and chestnut window giving on a balcony of wood, space to install a walk-in closet in the garret,
- a shower room with wash hand basin and w. c

A basement with a room (formerly room of music) and a garage space, boiler and oil tank and boiler, water supply to the washing machine and sink, portal manual, storage racks wood.

Miscellaneous :

- Oil fired central heating (boiler BROTJE, dating from 1994, the year of construction), which also produces the hot water + hot water) + stove wood,
- Joineries double glazing PVC with roller shutters-manual (the two bay windows on sides of living room have been replaced in 2012, the other dating back to 1995),
- Individual sewage non-compliant
- smoke detector
- land bounded in part fenced
- insulation : rock wool

