



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5277

• House - Castillonnès •

SOLD



## DETAILS

**Land surface:** 3720 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed 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

Charming house in the countryside comprising of : large living room, 4 bedrooms, large covered terrace, swimming pool, jacuzzi, adjoining land, wells.

200 m<sup>2</sup> living

3 720 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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



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## • Description ref n°5277 •

This beautiful family house of about 220 m<sup>2</sup> in the campaign includes :

On the ground floor :

- entrance living room with on the left a seating area with a wood stove, and on the right is a dining room (38m<sup>2</sup>) with two windows and a door window,
- an independent kitchen arranged and equipped with an oven, falcon, door giving onto a terrace, wood paneling and ceiling, baked clay in the soil (18,7m<sup>2</sup>),
- a living room with open fireplace, tiled floor, a velux, a window and a door window (30,5m<sup>2</sup>),
- a laundry with cumulus,
- hallway,
- a parental suite, with en-suite shower room - shower, sink and w. c, (11,6m<sup>2</sup>),
- a bathroom with a corner bathtub, closet, w. c (6m<sup>2</sup>)
- a sas (3,6m<sup>2</sup>)
- bedroom 2 with door window, tiling to the floor (15m<sup>2</sup>)
- 3 bedroom with tomette floor, 2 French doors (14,5m<sup>2</sup>)
- bathroom with Italian shower, washbasin, w. c (4,6m<sup>2</sup>)

On the first floor, approximately 35m<sup>2</sup> operated :

- compensate with the corner office,
- a master bedroom with bath and separate bathroom (shower, w. c, sink and heated towel rail - 4,4m<sup>2</sup>),
- an attic to use for storage, can be fitted.

Outside :

- A large covered terrace, tiled floor - old barn,
- A greenhouse
- Swimming pool chlorine-11x5 range with tiled, jacuzzi,
- 3 garages with lean-to open for wood storage,
- a well

Miscellaneous :

- wood joinery double glazing
- gas - fired central heating and open fireplace
- individual sewage type septic tank

