



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5332

• House - Castillonnès •



## DETAILS

**Land surface:** 18 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big 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

Lots of charm for this property to restore. Multiple possibilities thanks to the many outbuildings. The peace of the countryside and clear view but close to the town center and the shops.

158 m<sup>2</sup> living

180 000 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



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## • Description ref n°5332 •

A house for residential use with adjoining land including:

In the living area:

- entrance hall (17m<sup>2</sup>), with terracotta floor tiles, working fireplace, exposed stone walls.
- living room (30.2m<sup>2</sup>), terracotta floor tiles, wood stove, bay window overlooking the outside.
- kitchen (17m<sup>2</sup>), gas stove, gas stove.
- laundry room (6m<sup>2</sup>)
- Bathroom (7.3m<sup>2</sup>)
- Independent WC
- distribution corridor (11m<sup>2</sup>) with wood stove.
- Bedroom 1 (to the right of the kitchen: 14.5m<sup>2</sup>)
- Bedroom 2 (blue: 20.6m<sup>2</sup>)
- Bedroom 3 (orange: 18.4m<sup>2</sup>)
- Kitchen / Dining room (16.3m<sup>2</sup>) with open fireplace, possibility of adding a stove.

Adjoining outbuilding 1:

- room suitable for conversion with a floor formerly for the cattle, stones and concrete on the ground, load-bearing wall separating it from the house but door with access to the dovecote.
- dovecote with:
  - \* large room on the ground floor (23m<sup>2</sup>)
  - \* Floor 1, bedroom (26m<sup>2</sup>)
  - \* Floor 2, under the eaves, large room (24m<sup>2</sup>)

Outbuilding 2:

- Ruin to renovate entirely.

Outbuilding 3:

- Hangar (to be demolished or renovated)

Outbuilding 4:

- stone henhouse

Adjoining outbuilding 5, the right wall of which opens onto the hallway of the house (opening therefore possible):

- access to large wooden door, large room (123m<sup>2</sup>) with access to one floor.
- cellar (47.3m<sup>2</sup>) with floor above the same size.
- on the left when leaving, small room
- on the left, adjoining, large room with two old ovens, one of which is still in good condition (29m<sup>2</sup>), with access to the floor above the cellar.

