



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5488

• House - Castillonnès •



## DETAILS

**Land surface:** 9481 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

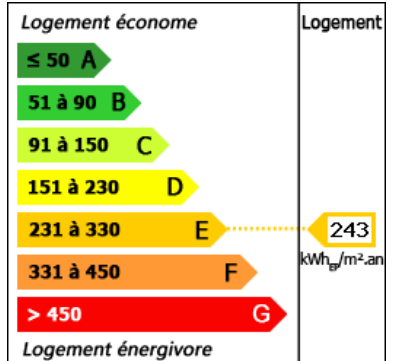
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming single storey stone house without neighbor in its green setting of approx 9481m<sup>2</sup>.

125 m<sup>2</sup> living

9 481 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°5488 •

Pretty stone house of charm cottage spirit of approx 125m<sup>2</sup> in its wooded park of approximately 9481m<sup>2</sup>, this one consists of:

-a living room of approx 51m<sup>2</sup>, exposed beams, old stone sink, wood stove with a power of 20kw, many openings on the garden and the terrace

-An independent kitchen including custom-made low furniture, solid oak worktop, old plum oven, large built-in cupboard, access to the garden.

A small child's bedroom or office of 6.5 m<sup>2</sup> located in the pigeonner, the floor remains to be fitted out

A mezzanine - open bedroom of approx 12m<sup>2</sup> offering the possibility of closing, velux under roof

A corridor of approx 6.5m<sup>2</sup> serves the night area:

a guest toilet

a bathroom with bath, sink and toilet

2 bedrooms of 11.2 and 13.2m<sup>2</sup>

The insulation has been completely redone in the bedrooms

Tiled terrace

Double glazing throughout

Floor tiles

Oil central heating and wood stove

Outside :

a well with pump for watering

a small garage housing the oil tank and the boiler, established corner

a garden shed

Closed ground of 9481m<sup>2</sup>

Sanitation redone in 2015, 2019 control compliant

Property tax: 369 €

