



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5571

• House - Castillonnès •



## DETAILS

**Land surface:** 4547 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second 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

Beautiful farmhouse with its small adjoining barn offering many possibilities, partly renovated, large living room, two bedrooms and a large mezzanine, plum oven, enclosed land of 4500m<sup>2</sup>, well, swimming pool to rehabilitate.

120 m<sup>2</sup> living

4 547 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

199 990 €

Agency fees: 7 % VAT included\*

Price without fees: 186 907 €

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



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## • Description ref n°5571 •

This farmhouse in very good condition, roof redone 4 years ago, double glazing to be finished including:

- a large living room of 53 m<sup>2</sup> with Godin wood stove, tiled floor, exposed beams, kitchen area equipped with cupboards, gas, oven, sink.

- a large bedroom of approx 18m<sup>2</sup> with parquet flooring, stone fireplace

- a room of approx 37m<sup>2</sup> to finish fitting out concrete floor with linoleum, plum oven, large period wooden door leading to a terrace

A distribution corridor serves:

- bathroom with shower, double sink

-wc independent

-access from inside to the small barn of approx 30m<sup>2</sup> with skylight

Upstairs :

a large room of approx 40m<sup>2</sup> to finish

a mezzanine above the living room of approx 18m<sup>2</sup>

Outside :

a covered terrace with summer kitchen area, bench

a swimming pool to rehabilitate

well

pa

