



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5666

• House - Castillonnès •



## DETAILS

**Land surface:** 2400 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

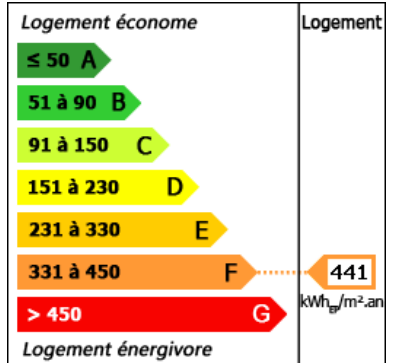
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1900



5 kms from Castillonnès (47) Tourist Bastide, Stone house with swimming pool, pretty unobstructed view at the end of a country lane with 2,524 m<sup>2</sup> of garden.

120 m<sup>2</sup> living

2 400 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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





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## • Description ref n°5666 •

A single storey stone house with a living area of approximately 90m<sup>2</sup>.

The stone house comprising:

- an entrance, terracotta floor (7.7m<sup>2</sup>)
- Living room with lounge / dining room, linoleum floor, cast iron stove and exposed beams and corner with an American-style kitchen (42.3m<sup>2</sup>)
- a mezzanine (approximately 8m<sup>2</sup> on the ground, attic 1.8m at the highest / 1.2 at the lowest)
- a 14.8m<sup>2</sup> bedroom with fitted carpet,
- a bedroom of 14.5m<sup>2</sup> with lino on the floor, cupboards and water heater
- a bathroom (sink, bidet, wc, shower) lino on the floor (5m<sup>2</sup>)
- Wood heating
- South facing terrace with view
- A swimming pool and technical room
- Land of approximately 2,524m<sup>2</sup>

