



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5801

• House - Castillonès •



## DETAILS

**Land surface:** 8040 m<sup>2</sup>

**Number of bedrooms:** 0

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1600

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

At the end of a private road, exceptional construction of medieval origin on its promontory, with period fireplaces that can develop 230 m<sup>2</sup> of living space, the whole to be developed.

180 m<sup>2</sup> living

8 040 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

152 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 145 000 €

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





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## • Description ref n°5801 •

The property partially on cellar, is declined as follows:  
Main room of 45m<sup>2</sup>, from the entrance door with mullion, protected by a gallery on pillars. Monumental period fireplace. Balanced staircase leading to the attic.  
Adjoining a second room of 33m<sup>2</sup> intended as a living room with monumental fireplace and exposed beams.  
Attic of 78 m<sup>2</sup> with vestige of monumental fireplace.  
Oven room with bread oven and plum oven.  
13 m<sup>2</sup> 'pigs' adjoining rooms  
Lean-to of 13 m<sup>2</sup> that can be attached.

Adjoining 22 m<sup>2</sup> bucher (stone construction)

Former barn cadastral in ruin, in stones and half-timbering.

Well built in stone.

Trees and small woods.  
Cadastral water feature.

