



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5963

• House - Castillonnès •



## DETAILS

**Land surface:** 4848 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open 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

Pretty character house and its outbuildings near Castillonnès, village with all amenities, wooded park of around 4800m<sup>2</sup>, well, orchard.

179 m<sup>2</sup> living

4 848 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

176 000 €

Agency fees: 6,7 % VAT included\*

Price without fees: 165 000 €

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





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## • Description ref n°5963 •

This charming house of around 130 m<sup>2</sup> of living space offers you various layout possibilities. She understands :

Ground level :

- Entrance hall of 6.2m<sup>2</sup>
- A dining room of 20.9M<sup>2</sup> with open fireplace, tiled floor
- A living room of 21.9m<sup>2</sup> with connected wood stove, beams, electric heating, French window to the outside
- Kitchen in the veranda with a view of the park

Upstairs :

- Hall of 6 m<sup>2</sup>
- Bedroom 1 of 16.8 m<sup>2</sup> on south terrace
- Bedroom 2 of 10.2 m<sup>2</sup> overlooking the garden
- Bedroom 3 of 25.9 m<sup>2</sup> south/west
- 4 m<sup>2</sup> bathroom renovated with walk-in shower
- independent toilet

On the second floor:

- convertible attic of approx. 73 m<sup>2</sup> with beautiful exposed framework.

Large garage of 67m<sup>2</sup>, concrete floor, cumulus.

Dependencies :

Wood shelter, chicken coop, plum oven.

Barn of approx 130m<sup>2</sup> divided into 3 parts.

1st part with concrete floor: a small room used as an extra bedroom in summer

2nd part large room

3rd part wooden gate, clay floor.

Park:

Many ornamental trees

Vegetable garden, orchard, well.

Swimming pool area

TF:480€

Very good potential for this house of charm and character.

A must see!

