



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6764

• House - Castillonnès •



## DETAILS

**Land surface:** 5830 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 3

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

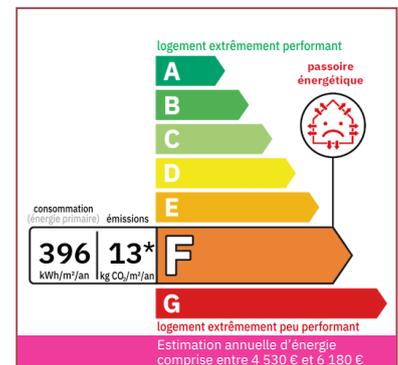
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



House of approximately 280m<sup>2</sup>, with a large living room, 5 bedrooms, on 3 levels, beautiful covered terraces, veranda, wooded park with swimming pool to renovate!

280 m<sup>2</sup> living

5 830 m<sup>2</sup>

- Castillonnès -

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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°6764 •

Architect's house (Eymet) built in 1967 including: entrance hall (5.8m<sup>2</sup>), on half level, a corridor (approximately 5m<sup>2</sup>) leads to a bedroom with 2 windows (21m<sup>2</sup>), separate toilets, a master suite at the back on the left (16m<sup>2</sup>) with adjoining bathroom - double sink, bath, bidet (10m<sup>2</sup>) and dressing room (8m<sup>2</sup>), a shower room - bidet and sink (5.7m<sup>2</sup>), a third bedroom (11.3m<sup>2</sup>) with cupboards and two windows, and a fourth bedroom with cupboards and French window (11.5m<sup>2</sup>); when you leave the main entrance hall, steps lead down to a hallway with cupboards, a fifth bedroom with cupboards - electric roller shutters - window and French window (18.9m<sup>2</sup>), separate toilet, fitted kitchen with tiled floor (9m<sup>2</sup>) with French window opening onto a covered terrace closed by bay windows (36m<sup>2</sup>), adjoining the kitchen a laundry room - cumulus, water softener, sink (24.6m<sup>2</sup>) and at the back a storeroom (9m<sup>2</sup>), a living/dining room (approximately 56m<sup>2</sup>) with electric roller shutters with a bay window opening onto another covered terrace facing south, room converted into a games room under the 36m<sup>2</sup> terrace and cellar.

Adjoining garage opening into the entrance hall (24m<sup>2</sup>). Detached garage on the other side of the access road with old disused transformer. Swimming pool out of use.

