



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6776

• House - Castillonnès •



## DETAILS

**Land surface:** 8178 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** MICROSTATION

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**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 économe

DPE en cours

To seize, old restored farmhouse, quiet large living room, 3 bedrooms, orchards, well and land of 8178 m<sup>2</sup>

154 m<sup>2</sup> living

8 178 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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





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## • Description ref n°6776 •

Lovers of nature and calm, not far from the bastide of Castillonnes, restored farmhouse including:

Entrance into a veranda (25.3m<sup>2</sup>): winter garden, concrete floor with linoleum.

A living room of approx. 25m<sup>2</sup>: tiled floor, old fireplace with wood stove with heat recovery engine, half-timbering

An equipped kitchen (worktop, sink, oven, gas hob) of 31.7m<sup>2</sup>: tiled floor, glass door to the veranda, old decorative bread oven, with access to a laundry room/pantry (approximately 19 m<sup>2</sup>): concrete floor, drainage provided for sink.

A corridor (7 m<sup>2</sup>): tiled floor, large storage space

Bedroom 1 of approx. 11 M<sup>2</sup> window, tiled floor

Clearance of approx. 6.5m<sup>2</sup> tiled floor

Bedroom 2 (11 m<sup>2</sup>): tiled floor

A shower room: tiled floor, shower and sink, window of approx. 3.5 m<sup>2</sup>

\* A WC (1.62 m<sup>2</sup>): tiled floor

A master suite part with bedroom and bathroom to be completed.

Exterior: A well/A garage/A wooden shelter/Park with orchards, stream at the boundary.

Compliant sanitation: micro-station.

