



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7038

• House - Castillonès •



DETAILS

Land surface: 1 ha

Number of bedrooms: 3

Number of levels: 1

Type of heating: Central

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: No work

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 énergivore

DPE en cours

Charming stone house in the countryside, with 3 bedrooms, surrounded by wooded grounds with swimming pool and garage. Large living room with fireplace, equipped kitchen, barbecue area, and two bedrooms with bathrooms

160 m² living

10 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

495 000 €

Agency fees: 4,7 % VAT included*

Price without fees: 473 000 €

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



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This charming stone property, ideally located between Castillonnes and Eymet, is a true haven of peace for nature lovers. Nestled in the heart of a wooded area, it offers an idyllic living environment with a swimming pool, pool house and a large garage.

The interior of the house has a large, warm living room, decorated with a fireplace with insert, perfect for winter evenings. The spacious kitchen is fully equipped and has tiled flooring, adding a touch of elegance and practicality. You will also find an indoor barbecue area, ideal for convivial moments in all seasons.

The ground floor includes a bright bedroom and a bathroom, both on one level, ensuring optimal comfort and total accessibility. An additional bathroom completes this space.

Upstairs, a mezzanine overlooking the living room offers an open and friendly space, allowing you to take full advantage of the heat diffused by the insert. You will also find a second bedroom and another bathroom, guaranteeing privacy and convenience.

Outside, a covered outdoor terrace with views of the park and the countryside as well as a magnificent swimming pool area with a second terrace and a pool house for beautiful summer evenings.

This property is a real favorite, combining rustic charm and modern comfort, in an exceptional natural setting. Don't miss the opportunity to become the owner of this little corner of paradise in the countryside.

