



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7081

• House - Lougratte •



DETAILS

Land surface: 12926 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

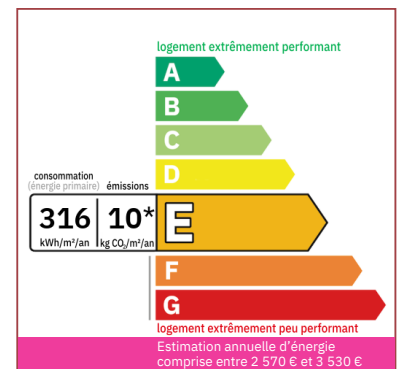
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



House of approximately 160m² of living space, possibility of using part of it as an independent gîte, flat land, without nuisance, dryer, barn, garage. Ideal location!

160 m² living

12 926 m²

Non-binding document

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

316 940 €

Agency fees: 6 % VAT included*

Price without fees: 299 000 €

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



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House including:

- veranda with air conditioning (18m²),
- living room with open kitchen and wood stove (36m²),
- office space (7.7m²),
- bedroom 1 (9.6m²),
- bedroom 2 in a row (9.4 +10.7m²)
- shower room with w.c (4m²),
- hallway with door opening onto the storage room (4.3m²),
- cellars with second toilet (10.5m² and 16.5m²)

Adjoining and which can serve as a gîte:

- black room (6.7m²),
- second living room with kitchen area and wood stove (41.3m²),
- second shower room (to be renovated - 2.8m²),
- bedroom 3 (10m²)
- single-glazed veranda (9.3m²)

Dependencies :

- dryer of approximately 350m², partly concrete floor then clay, old plum oven, three-phase.
- barn of approximately 350m², concrete blocks and stone.
- double garage (approximately 28m²)

Miscellaneous :

- The roof of the barn was redone in 2012 and that of the house in 2013.
- Glass wool insulation on part of the house not on the part that can be used as a gîte.
- PVC double glazing, Aluminum for one of the verandas, some single-glazed joinery remains in the gîte.
- Rendering of the house redone in 2017.
- entrance path redone in 2020
- reversible air conditioning and two wood stoves.
- Well connected to the house but there is also water supply.

