



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7081

• House - Lougratte •



## DETAILS

**Land surface:** 12926 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

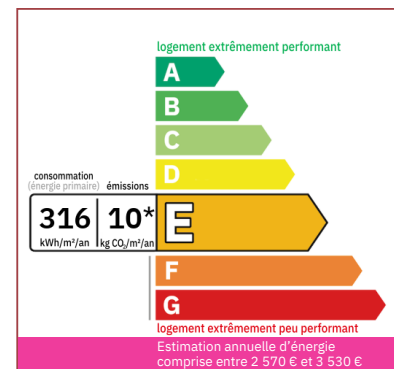
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



House of approximately 160m<sup>2</sup> of living space, possibility of using part of it as an independent gîte, flat land, without nuisance, dryer, barn, garage. Ideal location!

160 m<sup>2</sup> living

12 926 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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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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## • Description ref n°7081 •

### House including:

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

### Adjoining and which can serve as a gîte:

- black room (6.7m<sup>2</sup>),
- second living room with kitchen area and wood stove (41.3m<sup>2</sup>),
- second shower room (to be renovated - 2.8m<sup>2</sup>),
- bedroom 3 (10m<sup>2</sup>)
- single-glazed veranda (9.3m<sup>2</sup>)

### Dependencies :

- dryer of approximately 350m<sup>2</sup>, partly concrete floor then clay, old plum oven, three-phase.
- barn of approximately 350m<sup>2</sup>, concrete blocks and stone.
- double garage (approximately 28m<sup>2</sup>)

### 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.

