

Ref: 7081

Agence Immobilière Valadié

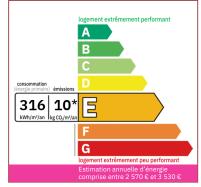
Professionnels de la transaction immobilière depuis 1960

• 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

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com Price fees included

291 500 € Agency fees: 6 % VAT included* Price without fees: 275 000 €

*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.







