



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7132

• House - Lougratte •



## DETAILS

**Land surface:** 3500 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

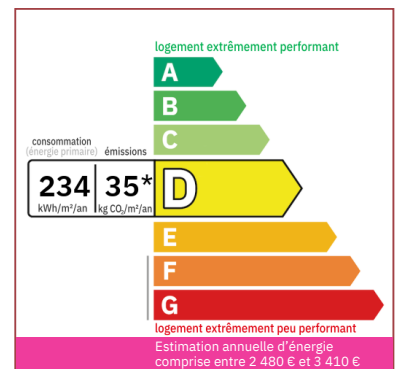
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1738



Stone house, quiet, not overlooked, with a wooded park, 10 minutes from Castillonnès and amenities, approximately 210m<sup>2</sup> of living space, 4 bedrooms, large living rooms, well.

210 m<sup>2</sup> living

3 500 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°7132 •

Dwelling house including:

- entrance hall (18.5m<sup>2</sup>),

On the left:

- living/dining room with functional open fireplace, 3m ceiling height (39.5m<sup>2</sup>),

- equipped kitchen with access to the veranda (17.9m<sup>2</sup>),

- veranda in PVC double glazing -5/6 years (27.7m<sup>2</sup>),

From the entrance hall, on the right this time, the extension:

- second living room with conduit for a stove for example (28m<sup>2</sup>),

- hallway (11.5m<sup>2</sup>),

- boiler room (6m<sup>2</sup>),

- 3 bedrooms including 2 with cupboards (13m<sup>2</sup> each and 17 without cupboards),

- bathroom (bath, shower, sink, bidet),

- independent toilet with window,

From the entrance hall, at the back right:

- a hallway with independent toilets,

- bathroom with bathtub and sink (with VMC),

- a fourth bedroom with two windows opening onto the veranda (20.3m<sup>2</sup>),

- staircase from the entrance hall with mezzanine (1.60 ceiling height) and access to the attic.

Small barn, stone shed with well next door.

Miscellaneous :

- gas central heating (ANTARGAZ overhead tank)

- double and single glazing in the extension

- fiber on site to connect

