



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7132

• House - Lougratte •



DETAILS

Land surface: 3500 m²

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

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

Stone house, quiet, not overlooked, with a wooded park, 10 minutes from Castillonès and amenities, approximately 210m² of living space, 4 bedrooms, large living rooms, well.

210 m² living

3 500 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

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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Dwelling house including:

- entrance hall (18.5m²),

On the left:

- living/dining room with functional open fireplace, 3m ceiling height (39.5m²),

- equipped kitchen with access to the veranda (17.9m²),

- veranda in PVC double glazing -5/6 years (27.7m²),

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

- second living room with conduit for a stove for example (28m²),

- hallway (11.5m²),

- boiler room (6m²),

- 3 bedrooms including 2 with cupboards (13m² 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 (20.3m²),

- 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

