



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7228

• House - Castillonès •



## DETAILS

**Land surface:** 1.3 ha

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Discover this charming character farm to renovate, offering unique potential for lovers of the countryside, wide open spaces and beautiful views. Located 5 minutes from shops, on 1.3 hectares of land, this property is made up of

200 m<sup>2</sup> living

13 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

**187 250 €**

Agency fees: 7 % VAT included\*

Price without fees: 175 000 €

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





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## • Description ref n°7228 •

Main dwelling house (approximately 200 m<sup>2</sup>):

First home consisting of a spacious living room of 30 m<sup>2</sup> with fireplace, a living room of 20 m<sup>2</sup> with fireplace and superb tiled floor tiles, w.c.

A large convertible attic, offering numerous development possibilities

Second home offering 2 large rooms, ideal for creating additional bedrooms, an office or a workshop

Outbuildings: Large barn of 400 m<sup>2</sup>: New roof, in good general condition

Metal construction of 100 m<sup>2</sup>: Perfect for storage or an additional workshop.

Land: 1.3 hectares of land, with 2 wells, perfect for agricultural or leisure projects

Opportunity to acquire up to 5 additional hectares, offering even more potential to develop this unique property

