



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7275

• House - Castillonnès •



## DETAILS

**Land surface:** 23334 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**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

House to modernize with its outbuildings, in a quiet area, with no busy road, no particular nuisances or overlooked, with a beautiful view, 2 hectares around with plots of woods, pond.

75 m<sup>2</sup> living

23 334 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°7275 •

Dwelling house comprising: entrance hall (8.2m<sup>2</sup>), kitchen/dining room with functional open fireplace - to be reopened - (21.8m<sup>2</sup>), 3 bedrooms (16.4/11.7 and 10.6m<sup>2</sup>), shower room with separate toilet (4.6m<sup>2</sup>). Cellar with stairs leading to the attic.

There is a barn of approximately 125m<sup>2</sup> with dirt floor, a small adjoining garage at the back, a semi-open shed (60m<sup>2</sup>) and an open awning adjoining on the right of the barn this time.

The roof of the barn has been redone (no asbestos).  
There is a well that collects rainwater as well as a pond.

Flat adjoining land, 3 plots of woods on the other side of the road (country road).

### Miscellaneous:

- The property is equipped with oil central heating,
- PVC double-glazed joinery (2005) except for the single-glazed wooden bathroom.

