



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7336

• House - Castillonnès •



## DETAILS

**Land surface:** 1567 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** CLIMATISATION REVERSIBLE

**Drainage/sewage:** Everything in the sewer

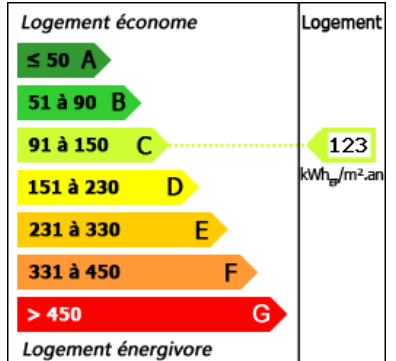
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2007



Contemporary single storey house built in 2007 in the countryside, open view, large living room, 3 bedrooms including a master suite, swimming pool, garages, workshop, enclosed land of 1567 m<sup>2</sup>.

165 m<sup>2</sup> living

1 567 m<sup>2</sup>

- Castillonnès -

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Price fees included

399 000 €

Agency fees: 3,6 % VAT included\*

Price without fees: 385 000 €

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



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## • Description ref n°7336 •

Residential house in the countryside, not far from local shops.

MONTESSORI school in LOUGRATTE, recreational lake, hiking trail nearby.

It consists of:

- an entrance with cupboard serving:
- a large bright living room with fitted oak kitchen,
- fitted veranda with sliding bay windows access to swimming pool terrace, the heat from the house is enough to heat the veranda (so approximately 30m2 additional surface area which can be enjoyed)
- a cellar
- 2 bedrooms with cupboards,
- a master suite (16.7m2) with dressing room (7m2) and adjoining shower room with toilet (7.6m2),
- an office (3m2),
- a bathroom with bathtub and walk-in shower,
- an independent toilet with hand basin,
- attached garage,
- a separate garage with carport for 2 cars and adjoining wood shed, workshop,
- a tiled terrace with veranda (one closed part/one open part = 26m2 in total - electric blinds on the open part) overlooks the 8 x 4m swimming pool, salt water, pool house with w.c.,
- a terrace with barbecue area, pizza oven
- enclosed land of 1567m<sup>2</sup> with kennel/chicken coop.

Everything in the sewer. Reversible air conditioning and wood stove, double glazing.

