



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7691

• House - Lauzun •



## DETAILS

**Land surface:** 922 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**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

Charming 200 m<sup>2</sup> house with 4 bedrooms, two living rooms and a library room, on a plot of land with outbuildings (drying room, garage, workshop). Oil-fired central heating, beautiful authentic atmosphere with parquet flooring upstairs.

200 m<sup>2</sup> living

922 m<sup>2</sup>

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7691 •

Ideal for a family or a renovation project!

Let yourself be charmed by this beautiful 200 m<sup>2</sup> house, combining charm and potential, located in a peaceful setting. Upon entering, a small, intimate living room welcomes you, followed by a second, spacious and welcoming living room. The sleeping area features a first bedroom and a second bedroom with an en-suite bathroom (shower, sink, toilet). A hallway with a staircase leads to the upper floor, where elegant parquet flooring adds character and authenticity.

Upstairs, a landing leads to a room dedicated to reading or an office, two beautiful, bright bedrooms, and a bathroom with a toilet and hot water tank.

Outside, a vast plot of land surrounds the house and offers numerous outbuildings: a former tobacco barn (12x6m), a stone garage, a workshop, and a storage area of nearly 20 m<sup>2</sup>. Oil-fired central heating ensures the comfort of the house, with a tank located outside.

Ideal for a family or a renovation project, this charming home is just waiting for you to reveal its full potential. Come discover it today!

