



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7697

• House - Castillon-la-Bataille •



## DETAILS

**Land surface:** 5.2 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

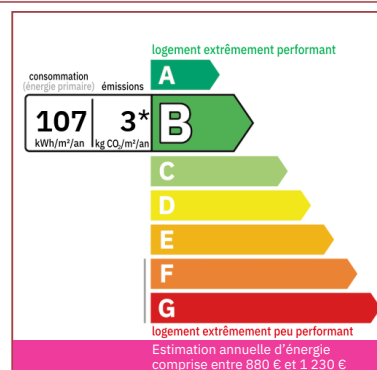
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Castillon la bataille area, 130 m2 stone house nicely renovated, three bedrooms and outbuildings on more than 5 hectares....no neighbors! A REAL FAVORITE

130 m<sup>2</sup> living

52 000 m<sup>2</sup>

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





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## • Description ref n°7697 •

Single storey stone house of 130 m2 tastefully renovated and outbuildings on land of 52455 m2.

This consists of; a kitchen with veranda, a dining room, a living room, three bedrooms, a bathroom and separate toilet with sink.

Outside a barn in continuity with the house which can be rehabilitated into a gîte or to enlarge the surface area of the dwelling, a hangar of 170 m2 in very good condition with recent electricity and under meter as well as an independent workshop, a garage used as a boiler room with heat pump and recent cumulus, and a chicken coop.

At the front of the house a courtyard and a terrace give access to a pleasure garden, a wooded park with many fruit trees, a vegetable garden and more than five hectares of meadows and woods without neighbors pocket.

PVC double glazed frames.

The roof is in good condition according to the owners

Individual sanitation system not compliant.

