



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7717

• House - Castillonès •



## DETAILS

**Land surface:** 1.71 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

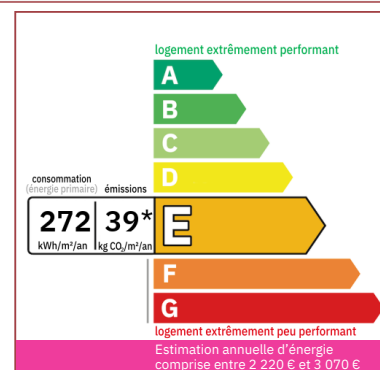
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Character property with main house, guest house and outbuildings, park of approx. 1.4 hectares.

120 m² living

17 100 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

**375 000 €**

Agency fees: 5,9 % VAT included\*

Price without fees: 354 000 €

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





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## • Description ref n°7717 •

Character property with main house, guest house and outbuildings.

A property full of charm and potential, when you push the gate of this property, the charm works immediately. Nestled in the heart of a green setting, this traditional residential house seduces with its authenticity and comfort of approximately 119m<sup>2</sup>.

As soon as you enter, the hall welcomes you before opening onto a bright living room of approximately 33m<sup>2</sup> decorated with an insert. The fitted kitchen, of approximately 15.8m<sup>2</sup>, the real heart of the house, offers a functional and friendly space with a Rayburn. Still on the ground floor, there is a guest toilet with washbasin as well as a laundry room.

Upstairs, the landing of approximately 8.3m<sup>2</sup> serves three beautiful bedrooms of approximately 11.8m<sup>2</sup>, 11.4m<sup>2</sup> and 25m<sup>2</sup>. Two bathrooms of approx. 6.5m<sup>2</sup> allow everyone to have their own space of comfort. Above, an attic. The house also has a cellar, ideal for storing wines and provisions. The recent insulation, thanks to glass wool blown into the attic, as well as the double glazing, guarantee optimal thermal comfort all year round.

But that's not all. Independent guest house of approximately 96m<sup>2</sup>: perfect for entertaining or renting out - Covered terrace or to consider a gîte activity. It has a covered terrace which leads to the entrance hall and the living room with wood stove, equipped kitchen, shower room - laundry room. Upstairs: 2 bedrooms, dressing room and bathroom.

Outbuildings: Barn, Garage, Stable, Old ruin, .  
Wooded park with a pond

