Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7717

• House - Castillonnès •



DETAILS

Land surface: 1.71 ha

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

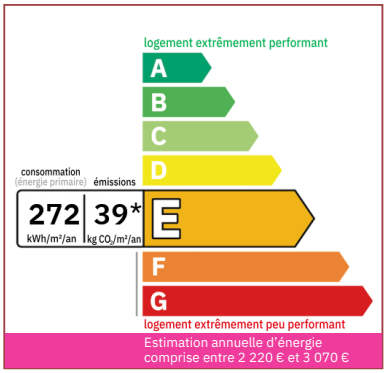
Swimming pool: No

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

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

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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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 119m2.

As soon as you enter, the hall welcomes you before opening onto a bright living room of approximately 33m2 decorated with an insert. The fitted kitchen, of approximately 15.8m2, 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 8.3m2 serves three beautiful bedrooms of approximately 11.8m2, 11.4m2 and 25m2. Two bathrooms of approx. 6.5m2 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 96m2: 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







