

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7728

## • House - Castillonnès •



DETAILS		logement extrêmement performant
Land surface: 31226 m <sup>2</sup>	Swimming pool: No	A B
Number of bedrooms: 5	Ground floor living: Yes	consommation (energie primaire) émissions
Number of levels: 0	Work needed: No work	<b>240 7</b> * D
Type of heating: Granulés	Fireplace: No	Final
Drainage/sewage: Septic tank	Built: Not specified	G logement extrêmement peu performant Estimation annuelle d'énergie

Dwelling house in a restored barn, gîte, 2 floating cabins, 5 bedrooms, large living room, pond, shed, land of approximately 3 hectares. LEISURE AREA = RARE!!!

233 m<sup>2</sup> living

31 226 m<sup>2</sup>

Non-binding document

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

399 000 € Agency fees: 5 % VAT included\* Price without fees: 380 000 €

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

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## • Description ref n°7728 •

In a quiet green setting with a view, not far from amenities, an active real estate complex including:

- a renovated dwelling house in the old barn of approx. 150m2, consisting of the following: a reception point with old cow nursery, a living room of approx. 43m2 with pellet stove, floating parquet flooring, bay window overlooking the outside, a kitchen equipped with an induction hob, electric oven, extractor hood, a pantry with independent access, 3 bedrooms, a bathroom with towel dryer, bath and shower, separate toilet, a laundry room,

Outside: a lean-to attached to the house of approximately 160 m2,

- Adjoining the house, a gîte of approx. 60m2 with covered terrace, entrance to the living room with open kitchen of approx. 26 m2, tiled floor, 2 bedrooms, a bathroom and separate toilet.

Electric heating

- A hangar of around 300m2, part of which is fitted out with two bathrooms for each of the floating cabins.

The cabins on pillotis are approximately 15 m2 each and can accommodate 4 people (bunk beds and a double bed).

All on 3 hectares with lake and labyrinth Property tax: 1500 EUR









