



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7784

• House - Castillonès •



DETAILS

Land surface: 86866 m²

Number of bedrooms: 14

Number of levels: 1

Type of heating: fuel + bois+ électrique

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

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

Stone complex, not far from amenities, at the end of a driveway, without disturbances, main house, gîtes, barn, swimming pool and above-ground pool, tennis courts, truffle trees! A must-see!

675 m² living

86 866 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

840 000 €

Agency fees: 5 % VAT included*

Price without fees: 800 000 €

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



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Stone property comprising:

House 1: Ground floor: reception room (32m²) with mezzanine (14m²), shower room with toilet (5m²), kitchen (21.6m²), veranda (17.7m²), living/dining room (46.5m²) with wood-burning stove, hallway (11.2m²), master suite (22.6m²); Upstairs: landing with cupboards (8m²), bedroom (25m²), bathroom with toilet (6.7m²), laundry room (13m²).

House 2: On the ground floor: living room with open fireplace (37.3m²), eat-in kitchen (19.4m²), veranda (45.8m²), relaxation lounge (20m²), two bedrooms (18.4m² and 13m²), bathroom with toilet (5.4m²), hallway with cupboards and door to the courtyard (7.8m²); Upstairs: landing with dressing room (15.6m²), two bedrooms, one with a dressing room (10.3m² and 11.9m²), bathroom with toilet (approx. 9.7m²).

House 3: On the ground floor: hall (13.5m²), living room with open-plan fitted kitchen (40.3m²), open fireplace, master suite (21.3m² + 7m²), separate toilet, shower room (6m²) with laundry room and access to the boiler room. Upstairs: separate toilet, 2 bedrooms (one 6m² for a child and 14.5m² for the second).

Outbuildings:

- 300m² shed with apartment to renovate (living room with fireplace and open kitchen (34.7m²), shower room (4.7m²), hallway (7.7m²), bedroom (13.8m²)).
- Cottage comprising: living room with wood-burning stove and fitted kitchen (25.7m²), shower room with toilet, 2 bedrooms (11.7m² and 12.8m²), pantry (4.6m²), hallway (1.7m²), covered terrace.
- Gym with sauna, toilet, shower, and sink.
- Barn (205m² less the cottage area) with dirt floor, awning, and stairs leading to a bedroom.
- Greenhouse (6.5m²)
- Studio comprising (new aluminum double glazing dating from 2024): living room (21.6m²), bedroom (12.3m²), separate toilet, sink, and shower.
- Enclosure (330m²) and chicken coop (20m²)
- Workshop (51m²)
- Tennis court with above-ground salt-water pool (10x5m)
- 12x6m salt-water pool (new pump, 2.4m deep).

- 132 truffle trees

- Orchard: cherry, walnut, plum, pear, quince, and fig

