Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7811 • House - Castillonnès •



DETAILS

Land surface: 3822 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

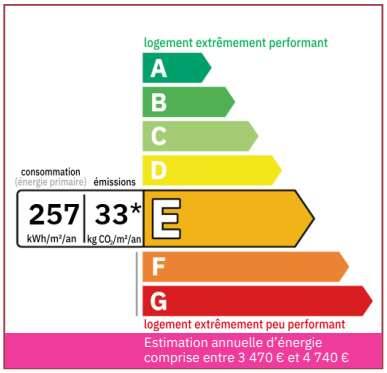
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1850



Castillones/Lauzun area, charming house in the countryside comprising: two large living rooms, 3 bedrooms, 4 bathrooms, a large covered terrace, swimming pool, jacuzzi, adjoining land, well.

200 m² living

3 822 m²

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: 6 % VAT included*
Price without fees: 376 500 €

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

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• Description ref n°7811 •

This magnificent family home of approximately 220 m² in the countryside comprises:

On the ground floor:
- entrance to the living room with a sitting area with a wood-burning stove on the left and a dining room (38 m²) with two windows and a French window on the right,
- a separate fitted and equipped kitchen with a Falcon oven, a door opening onto a terrace, wood-paneled ceiling, and terracotta floor (18.7 m²),
- a living room with an open fireplace, tiled floor, a skylight, a window, and a French window (30.5 m²),
- a laundry room with a hot water tank,
- hallway,
- a master suite with an en-suite shower room - sink, shower, and toilet, (11.6 m²),
- a bathroom with a corner bathtub, closet, and toilet (6 m²)
- an entrance hall (3.6 m²)
- bedroom 2 with French window, tiled floor (15 m²)
- bedroom 3 with terracotta floor tiles, 2 French doors (14.5m²)
- Shower room with walk-in shower, sink, toilet (4.6m²)

Upstairs, approximately 35m²:
- Landing with office area,
- Master bedroom with bathtub and separate shower room (shower, toilet, sink, and electric towel dryer - 4.4m²),
- An attic used for storage, which could be converted.

Outside:
- A large covered terrace, terracotta floor tiles - former barn,
- A greenhouse
- 11x5m chlorine pool with tiled deck, jacuzzi,
- 3 garages with open shed for wood storage,
- A well

Miscellaneous:
- Double-glazed wooden joinery
- Gas central heating and open fireplace
- Individual septic tank sanitation







