



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7811

• House - Castillonès •



## DETAILS

**Land surface:** 3822 m<sup>2</sup>

**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

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

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 m<sup>2</sup> living

3 822 m<sup>2</sup>

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Price fees included

455 700 €

Agency fees: 6 % VAT included\*

Price without fees: 429 906 €

\*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 m<sup>2</sup> 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 m<sup>2</sup>) 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 m<sup>2</sup>),
- a living room with an open fireplace, tiled floor, a skylight, a window, and a French window (30.5 m<sup>2</sup>),
- a laundry room with a hot water tank,
- hallway,
- a master suite with an en-suite shower room - sink, shower, and toilet, (11.6 m<sup>2</sup>),
- a bathroom with a corner bathtub, closet, and toilet (6 m<sup>2</sup>)
- an entrance hall (3.6 m<sup>2</sup>)
- bedroom 2 with French window, tiled floor (15 m<sup>2</sup>)
- bedroom 3 with terracotta floor tiles, 2 French doors (14.5 m<sup>2</sup>)
- Shower room with walk-in shower, sink, toilet (4.6 m<sup>2</sup>)

Upstairs, approximately 35 m<sup>2</sup>:

- Landing with office area,
- Master bedroom with bathtub and separate shower room (shower, toilet, sink, and electric towel dryer - 4.4 m<sup>2</sup>),
- 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

