



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7813

• House - Castillonès •



## DETAILS

**Land surface:** 2800 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes open 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

Charming country house with 2 bedrooms, fireplace, convertible attic space, barn, shed, stone ruins, and a well. Ideal for renovation projects or a peaceful retreat surrounded by nature.

150 m<sup>2</sup> living

2 800 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°7813 •

Let yourself be charmed by this charming rural house nestled in the heart of a peaceful and verdant setting.

Upon entering, a hall with terracotta floor tiles (8.3m<sup>2</sup>) welcomes you and leads you to a cozy dining room (21.4m<sup>2</sup>) featuring an open fireplace, ideal for winter evenings by the fire.

Two steps lead to a hallway (2.5m<sup>2</sup>) which serves a bright first bedroom (14.6m<sup>2</sup>), a practical dressing room (4.5m<sup>2</sup>), a kitchen with a sink (16.8m<sup>2</sup> - electric meter) with a French window opening to the exterior and a concrete staircase leading to part of the attic (22m<sup>2</sup>), as well as a bathroom (5.7m<sup>2</sup>) and a separate toilet for optimal comfort. An adjoining 25m<sup>2</sup> storage room with exposed stone walls and a concrete floor completes the living areas and could be used to expand the house.

To the right of the entrance hall, a second bedroom (23.5m<sup>2</sup>) and another room with a dirt floor (29.5m<sup>2</sup>) with a wooden staircase leading to the other part of the usable attic space (57m<sup>2</sup>), offering great potential for further development according to your wishes.

Outside, lovers of stone and old buildings will be delighted: a large barn (185m<sup>2</sup>), a vast semi-open shed with a garage, as well as old stone buildings (pigsty and washhouse) add a unique character to the property. An old well in front of the house further adds to the bucolic charm of the place.

This rare property is an ideal opportunity for a renovation project, a main residence with a workshop, or a dream country home. Come discover this authentic setting where history and nature meet. You're sure to fall

