



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7841

• House - Castillonès •



## DETAILS

**Land surface:** 695 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** POMPE A CHALEUR

**Drainage/sewage:** Everything in the sewer

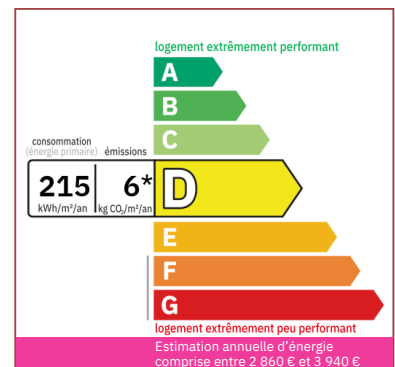
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Spacious village house, ideal for a family, offering charm, comfort, and spaciousness on three levels. It features an enclosed garden, garage, and well. All amenities are within walking distance!

300 m<sup>2</sup> living

695 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





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## • Description ref n°7841 •

In the heart of the village, this characterful house welcomes you into a welcoming setting, both functional and charming. From the moment you enter, you'll feel the soul of this building designed for comfortable family life.

On the ground floor, you'll discover a cozy living space: a light-filled living/dining room with an insert fireplace, perfect for winter evenings. A separate, fully equipped kitchen, including a wine cellar! A bedroom on the ground floor offers easy access, complemented by a bathroom, a separate toilet, and a laundry/dressing room, convenient for everyday use.

Upstairs, the landing leads to several rooms: an office, easily convertible into a bedroom as needed, an en-suite bedroom with a dressing room and private shower room with toilet, and a third, comfortable and bright bedroom.

The top floor offers unique spaces full of potential: a landing leads to a large attic space, ideal for storage, a spare bedroom, or a workshop, as well as a games room that will delight young and old alike.

Outside, you'll enjoy a private, enclosed, flower-filled garden, perfect for summer meals or relaxing moments. A garage completes the property, and a well adds a touch of rustic charm and a practical watering solution.

This house is ideal for a family seeking a pleasant living environment, combining village tranquility, generous space, and development potential. A viewing is a must!

