



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7841

• House - Castillonès •



DETAILS

Land surface: 695 m²

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

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

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 m² living

695 m²

- 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!

