



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7844

• House - Castillonnes •



## DETAILS

**Land surface:** 6400 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

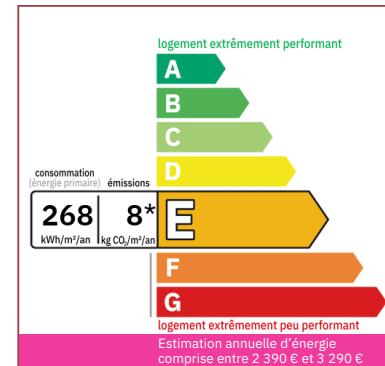
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1979



Country house to modernize, with 3 bedrooms, garage, barn, covered terrace and adjoining land without disturbances. Ideal for lovers of peace and nature!

147 m<sup>2</sup> living

6 400 m<sup>2</sup>

Non-binding document

- Castillonnes -

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47330 Castillonnes

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



## • Description ref n°7844 •

Located in a peaceful environment, free of noise and overlooked by neighbors, this single-story house offers a serene living environment in the heart of the countryside. Ideal for those seeking space, peace, and quiet, it awaits a modern update to reveal its full potential.

Upon entering, a welcoming hall leads to the various rooms of the house. The separate kitchen, with French doors opening onto the terrace, offers great layout possibilities. The living/dining room is a welcoming space, bathed in light, perfect for family time with its working open fireplace.

A hallway with closets leads to the sleeping area, consisting of three good-sized bedrooms. A bathroom (with bathtub, shower, bidet, and sink) and a separate toilet complete the ensemble. A laundry room adds a touch of practicality for everyday use.

Outside, a covered terrace allows you to enjoy the beautiful weather in complete tranquility. A garage (60m<sup>2</sup> - concrete floor with water and electricity) with a covered porch, a barn (200m<sup>2</sup>), and a well offer numerous possibilities for storage or additional projects (workshop, storage, various developments).

The adjoining flat and green land provides a beautiful relaxation area, ideal for gardening, playing, or simply enjoying the surrounding nature.

A property with great potential, in a privileged setting, to be discovered without delay.

