



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7858

• House - Castillonès •



## DETAILS

**Land surface:** 665 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 2

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second 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

In the heart of a peaceful village, this large old house, comprising two separate dwellings, is in need of complete renovation. It features an enclosed garden, a well, and outbuildings. This property offers great potential for a family, rental,

355 m<sup>2</sup> living

665 m<sup>2</sup>

- Castillonès -

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Price fees included

155 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 145 000 €

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





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## • Description ref n°7858 •

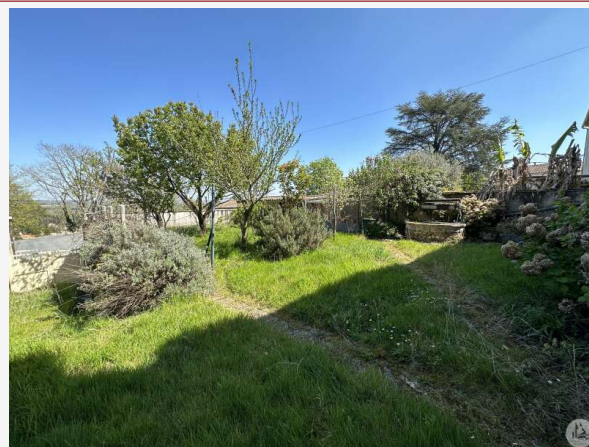
In the heart of the village, with all amenities within walking distance, this old-world building, requiring complete renovation, offers a generously proportioned double living space with separate entrances and the possibility of creating an office or separate study. The property offers approximately 355m<sup>2</sup> of living space, with 7 bedrooms, but there's also the possibility of creating additional ones.

From the entrance, you can sense the potential:

The first section opens onto a hall (10.5m<sup>2</sup>) leading to a room that can be used as a bedroom or an office (11.7m<sup>2</sup>), depending on your preferences. The hallway (32.6m<sup>2</sup>) then leads to a living room with a sink and an open fireplace (29m<sup>2</sup>), and a dining room with parquet flooring and an open fireplace (17.2m<sup>2</sup>). The space extends onto a small patio, a private outdoor area with tiled floors, of approximately 40m<sup>2</sup>. Upstairs, the landing (16.7m<sup>2</sup>) overlooking the patio leads to two bedrooms (20 and 16m<sup>2</sup>) with linoleum over parquet flooring, a shower room (3.4m<sup>2</sup>), and an additional room, ideal for storage or conversion into a dressing room, for example (9.2m<sup>2</sup>).

In the second part of the house, the charm continues. Another independent entrance on the garden side (10.6m<sup>2</sup>), a living room with parquet flooring (21m<sup>2</sup>), a bedroom (14.8m<sup>2</sup>), a long hallway leading to a dark room used as a dressing room (5.5m<sup>2</sup>), then a kitchen with a sink and open fireplace (18m<sup>2</sup>). There is also a spacious garage with an electric gate (52m<sup>2</sup>), which provides access to a cellar and an adjoining room with a clay floor (34.7m<sup>2</sup>).

Upstairs, the maze continues with a second kitchen overlooking the patio (15m<sup>2</sup>), perfect for allowing each area to be independent. Three bedrooms and a dressing room (9m<sup>2</sup>) share the space, two of which are interconnected but have independent access from the landing (10.7m<sup>2</sup>/20.4m<sup>2</sup>/22.4m<sup>2</sup>), the smaller one overlooking the patio and the two larger ones overlooking the garden. Another living room with exposed stone walls (19.5m<sup>2</sup>), a shower room accessible to people with reduced mobility (6.2m<sup>2</sup>), a separate toilet, and an attic (53m<sup>2</sup>) with a room converted into a laundry room complete this ensemble.



At the rear of the house, the enclosed garden is a little