



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7858

• House - Castillonès •



DETAILS

Land surface: 665 m²

Number of bedrooms: 7

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

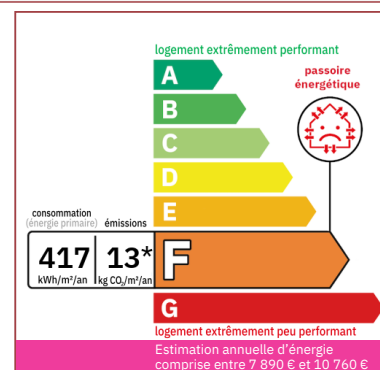
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



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 m² living

665 m²

- 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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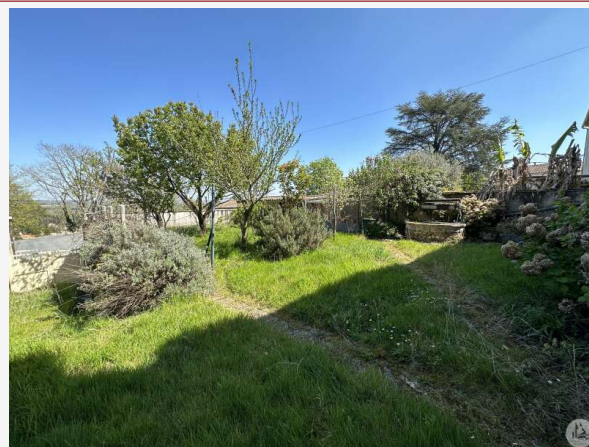
In the heart of the village, with all amenities within walking distance, this old-world building, requiring complete renovation, offers a generously proportioned double living space with separate entrances and the possibility of creating an office or separate study. The property offers approximately 355m² 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 (10.5m²) leading to a room that can be used as a bedroom or an office (11.7m²), depending on your preferences. The hallway (32.6m²) then leads to a living room with a sink and an open fireplace (29m²), and a dining room with parquet flooring and an open fireplace (17.2m²). The space extends onto a small patio, a private outdoor area with tiled floors, of approximately 40m². Upstairs, the landing (16.7m²) overlooking the patio leads to two bedrooms (20 and 16m²) with linoleum over parquet flooring, a shower room (3.4m²), and an additional room, ideal for storage or conversion into a dressing room, for example (9.2m²).

In the second part of the house, the charm continues. Another independent entrance on the garden side (10.6m²), a living room with parquet flooring (21m²), a bedroom (14.8m²), a long hallway leading to a dark room used as a dressing room (5.5m²), then a kitchen with a sink and open fireplace (18m²). There is also a spacious garage with an electric gate (52m²), which provides access to a cellar and an adjoining room with a clay floor (34.7m²).

Upstairs, the maze continues with a second kitchen overlooking the patio (15m²), perfect for allowing each area to be independent. Three bedrooms and a dressing room (9m²) share the space, two of which are interconnected but have independent access from the landing (10.7m²/20.4m²/22.4m²), the smaller one overlooking the patio and the two larger ones overlooking the garden. Another living room with exposed stone walls (19.5m²), a shower room accessible to people with reduced mobility (6.2m²), a separate toilet, and an attic (53m²) with a room converted into a laundry room complete this ensemble.



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