



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7913

• House - Bouniagues •



DETAILS

Land surface: 3599 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: Yes

Work needed: No 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

Authentic, renovated stone house with 5 bedrooms, swimming pool, covered terraces, and beautiful wooded grounds. Outbuildings include a garage, car port, pool house, and shed.

160 m² living

3 599 m²

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

371 000 €

Agency fees: 6 % VAT included*

Price without fees: 350 000 €

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



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This charming stone house, carefully renovated and entirely, comprises:

An entrance hall leading to a light-filled living room (33.4m²) with an open fireplace, a fully equipped kitchen blending modernity and rustic charm. To the left of the kitchen, a hallway with cupboards leads to a first bedroom with cupboards and a French window (9.5m²), a separate toilet, a bathroom (5.1m², heated towel rail powered by central heating), a second bedroom with a mezzanine (14.7m²), a third bedroom with cupboards and a French window (13.2m²), and a practical laundry room (8m²) with a door to the outside, also equipped with a hot water tank.

To the right of the living room, this area, including the living room, is heated by underfloor heating: a shower room (double sink, electric towel rail, and cupboards - 5.4m²), a fourth bedroom with cupboards and a door to the outside (19m²), and a separate toilet. Upstairs, in the dovecote, there is a fifth bedroom with 15.5m² of closets (access hatch to the dovecote) and access to the mezzanine above the living room (16m² attic space).

Outside, a beautiful, flat, and meticulously maintained wooded plot invites relaxation under the covered terraces at the front of the house or by the pool. On the other side of the access road, a plot of land boasts various fruit trees: cherry, apricot, and walnut.

A 4x9 swimming pool, 1.30m deep throughout, chlorine-treated, tiled and painted at the bottom (approximately 10 years old), with a pool house (approximately 25m²) for the pump and a summer kitchen area with a sink and space for a refrigerator.

A wooden shed with a concrete floor and open shelters on the side (24m²).

A garage (27.7m²) with a workshop and boiler room, concrete floor, manual gate, and fuel tank.

A carport adjoins the house.

