



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8017

• House - Lalinde •



DETAILS

Land surface: 1 ha

Number of bedrooms: 3

Number of levels: 0

Type of heating: FUEL ET BOIS

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Second 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

Isolated farmhouse in need of renovation, with no neighbors, offering two dwellings, a barn, a shed, a tobacco barn, former stables, and numerous outbuildings. Ideal for an agricultural, family, or renovation project in the heart

120 m² living

10 000 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

254 400 €

Agency fees: 6 % VAT included*

Price without fees: 240 000 €

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



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Sheltered from any view, this farmhouse consists of two separate dwellings awaiting renovation:

The main stone house, full of character, welcomes you with a veranda with a sink (10m²), a kitchen with a closed fireplace (32m²), and a storage room (23.3m²).

The second house, dating from 1966, offers on the ground floor a garage with an electric gate, a boiler room (the hot water tank is not used; the boiler produces hot water), and a storage room. Upstairs, you will find a bright living/dining room (16+9.2m²), a kitchen with a balcony (9m²), a hallway with cupboards (5m²), a separate toilet, a shower room (2.4m²), and three bedrooms (9.3, 9, and 9), two of which are connected by a hallway with a sink.

Oil-fired heating (dating from the 1990s), PVC double glazing from 2016, roller shutters, blown-in insulation, and insulation in the garage, gutters from 2016. The roof dates back to the construction, as does the electrical system.

In addition, there are numerous agricultural outbuildings with impressive volumes:

An adjoining barn (107m²), a workshop (49m²), a technical room (15m²), a tobacco drying barn (110m²), an open (165m²) and closed (140m² x 2) shed, as well as former stables.

So many spaces to use according to your desires: gîtes, creative space, reception area, stable, storage...

This place is a blank slate set in the heart of nature. It will appeal to those seeking freedom, space, silence... and who know how to see beyond the work. the beauty of

