



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8027

• House - Lougratte •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

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

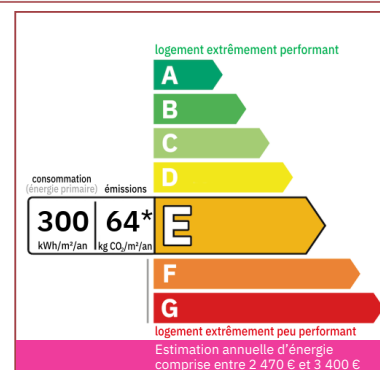
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1980



In a quiet location, not overlooked, with a magnificent view, house of approximately 140m<sup>2</sup> of living space, living room with a beautiful volume, 4 bedrooms, adjoining enclosed land and swimming pool!

142 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Castillonès -

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47330 Castillonès

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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





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## • Description ref n°8027 •

Beautiful family home with master suite, swimming pool, and enclosed garden

This functional house offers generous volumes and numerous features to comfortably accommodate the whole family.

It features a spacious, bright 48 m<sup>2</sup> living room with an insert fireplace and large closets right off the entrance hall, a separate kitchen with direct access to the front terrace (11.4 m<sup>2</sup>), a hallway leading to a bathroom with WC (5.5 m<sup>2</sup>), and three bedrooms (10.8 / 11.3 / 12.5 m<sup>2</sup>).

A 14.7 m<sup>2</sup> master suite with a private shower room and WC provides additional comfort. There is also a 21.5 m<sup>2</sup> multipurpose room, ideal for an office, a games room, or a spare bedroom, as well as a boiler room with a Viessmann boiler (7 m<sup>2</sup>).

Outside, you'll enjoy two terraces (one at the front, the other covered at the rear), a 9 x 4 m swimming pool for your relaxation, a garden shed, and a shelter with an oil tank.

The house is connected to mains drainage.

