



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8064

• House - Lougratte •



DETAILS

Land surface: 3500 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

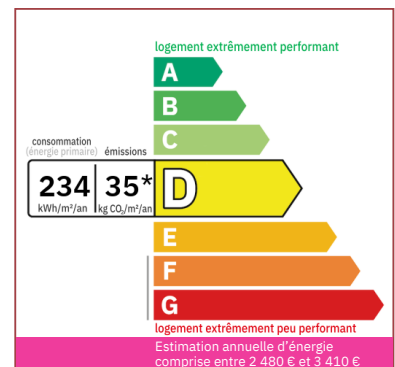
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1738



Stone house, in a quiet location, not overlooked, with a wooded park, 10 minutes from Castillonès and amenities, approximately 210 m² of living space, 4 bedrooms, large living areas, well.

210 m² living

3 500 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

227 900 €

Agency fees: 6 % VAT included*

Price without fees: 215 000 €

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



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House comprising:

- Entrance hall (18.5 sq m),

On the left:

- Living/dining room with a working open fireplace, 3 m high ceilings (39.5 sq m),

- Fitted kitchen with access to the veranda (17.9 sq m),

- Veranda with double-glazed PVC windows (5-6 years old) (27.7 sq m),

From the entrance hall, on the right, the extension:

- Second living room with a flue for a wood-burning stove (28 sq m),

- Hallway (11.5 sq m),

- Boiler room (6 sq m),

- 3 bedrooms, 2 with built-in wardrobes (13 sq m each and 17 sq m for the one without wardrobes),

- Bathroom (bathtub, shower, sink, bidet),

- Separate WC with window,

From the entrance hall, at the far right:

- A hallway with a separate WC,

- Bathroom with bathtub and a washbasin (with mechanical ventilation),

- a fourth bedroom with two windows opening onto the veranda (20.3 m²),

- staircase from the entrance hall with a mezzanine (1.60 m ceiling height) and access to the attic.

Small barn, stone shed with a well next to it.

Other features:

- gas central heating (ANTARGAZ above-ground tank)

- double and single glazing in the extension

- fiber optic connection available on site

