**Ref : 8064**

## • House - Lougratte •



## DETAILS

**Land surface:** 3500 m²

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gas
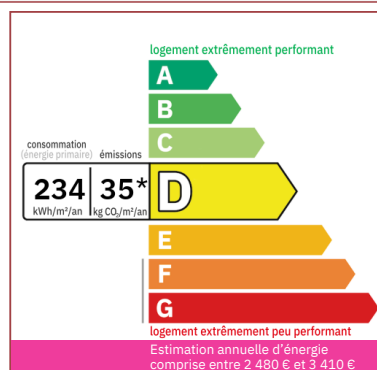
**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1738

logement extrêmement performant

A
B
C
consommation (énergie primaire) émissions
**234** kWh/m²/an | **35*** kg CO$_2$/m²/an | **D**
E
F
G

logement extrêmement peu performant

Estimation annuelle d'énergie comprise entre 2 480 € et 3 410 €

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

**210 m² living**

**3 500 m²**

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

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

## • Description ref n°8064 •

Dwelling house including:

- entrance hall (18.5m2),
On the left:
- living/dining room with functional open fireplace, 3m ceiling height (39.5m2),
- equipped kitchen with access to the veranda (17.9m2),
- veranda in PVC double glazing -5/6 years (27.7m2),
From the entrance hall, on the right this time, the extension:
- second living room with conduit for a stove for example (28m2),
- hallway (11.5m2),
- boiler room (6m2),
- 3 bedrooms including 2 with cupboards (13m2 each and 17 without cupboards),
- bathroom (bath, shower, sink, bidet),
- independent toilet with window,
From the entrance hall, at the back right:
- a hallway with independent toilets,
- bathroom with bathtub and sink (with VMC),
- a fourth bedroom with two windows opening onto the veranda (20.3m2),
- staircase from the entrance hall with mezzanine (1.60 ceiling height) and access to the attic.

Small barn, stone shed with well next door.

Miscellaneous :
- gas central heating (ANTARGAZ overhead tank)
- double and single glazing in the extension
- fiber on site to connect