



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8068

• House - Castillonès •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

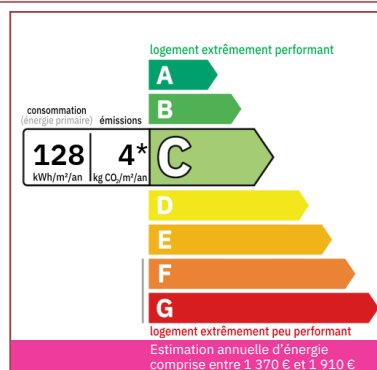
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



Castillonès area, charming 139 m<sup>2</sup> house with three bedrooms and two bathrooms, barn and cellar on a plot of over 2200 m<sup>2</sup> with a view.

139 m<sup>2</sup> living

3 000 m<sup>2</sup>

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Price fees included

189 300 €

Agency fees: 6,9 % VAT included\*

Price without fees: 177 000 €

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





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## • Description ref n°8068 •

Single-story house with a basement offering 139 m<sup>2</sup> of living space and an outbuilding on a 2,202 m<sup>2</sup> plot.

The house consists of a main room with an entrance leading to a dining room and an open kitchen, a living room with a wood-burning fireplace, three bedrooms, two bathrooms, one with a toilet, and a second separate toilet.

The basement consists of a cellar and a boiler room.

A barn adjoining the house is used as a double garage and storage space.

At the front of the house, a courtyard provides access to a landscaped garden with a well.

The window frames are double-glazed.

The sanitation system is individual thanks to a functional septic tank.

The heating system is electric with a recent heat pump.

Solar panels installed in 2025.

