



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8099

• House - Lougratte •



## DETAILS

**Land surface:** 3595 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** CLIM REVERSIBLE SPLIT

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**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

Renovated and functional house of approximately 145m<sup>2</sup>, beautiful living room, terrace, swimming pool and garage (delivered finished for sale). Ideal for a primary residence or a seasonal rental investment.

145 m<sup>2</sup> living

3 595 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8099 •

Located in a quiet and pleasant environment, this house impresses with its functionality, well-designed spaces, and modern amenities.

From the entrance (4.9m<sup>2</sup>), you discover a bright and welcoming living space. The kitchen (12.5m<sup>2</sup>), closed but adjoining the living room, is functional and connects directly to the pantry, ideal for storage and organization. The living room (26m<sup>2</sup>) and the dining room (17.5m<sup>2</sup>) form a spacious ensemble, perfect for entertaining or enjoying family time.

The office (14.5m<sup>2</sup>), set up in the dovecote, with a balcony, offers a quiet and independent space, ideal for teleworking or concentration. This room could easily be used as a bedroom.

On the sleeping area, the house has two master suites, each offering a bathroom and optimal comfort. One with a bathtub, the other with a shower. The one with the bathtub (12.6m<sup>2</sup> + 4m<sup>2</sup>), the one with the shower (9.3m<sup>2</sup> + 2.4m<sup>2</sup>). It should be noted that there is underfloor heating in the bathrooms.

A third bedroom with closets (14m<sup>2</sup>), located on the ground floor, completes this layout, ideal for accommodating children, guests, or as a guest room.

Outside, the adjoining land offers a beautiful terrace, perfect for summer meals or relaxing moments. The chlorine-treated swimming pool (5x11/90 cm deep on the shallow end and approximately 1.80 m at the diving pit) is located nearby, while the garage, currently under construction, will be delivered ready for sale.

This house is waiting for you: modern, functional, and ready to welcome you in the best possible conditions!

