



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8120

• House - Castillonès •

EXCLUSIVE



DETAILS

Land surface: 17190 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

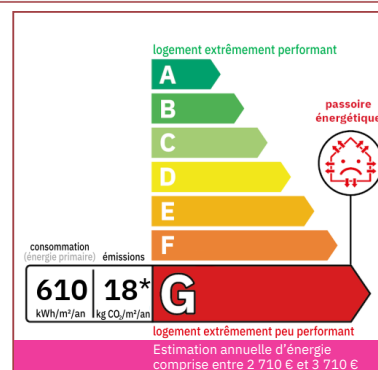
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1950



A main house in the countryside near Monbahu with its amenities, with 3 bedrooms, a studio of approximately 50 m², a hangar, a swimming pool and land of 1.7 ha. with a plot of wood.

136 m² living

17 190 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

296 800 €

Agency fees: 6 % VAT included*

Price without fees: 280 000 €

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



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• Description ref n°8120 •

A residential house with a living area of approximately 136 m², comprising:

An entrance leading to an L-shaped veranda of approximately 26 m², tiled floor, double-glazed aluminum bay windows. A sink.

- A living/dining room of approximately 31.5 m², tiled floor, a fireplace with an insert, a French window opening onto the garden, and a staircase leading to the upper floor.

- A kitchen of approximately 13.6 m², tiled floor, fitted with base units, and equipped with an oven, extractor hood, gas hob, and sink. A French window opening onto the terrace.

- A hallway of approximately 4.6 m², parquet flooring.

- A separate toilet of approximately 1.4 m² with a ventilation system, tiled flooring, and tiled walls.

- A bedroom of approximately 8.8 m² with cupboards, parquet flooring, and wood-paneled ceiling.

- A bathroom of approximately 3.6 m² with a shower, sink, and window, tiled walls and floor.

- A bedroom of approximately 12.8 m² with parquet flooring, and an ensuite bathroom of approximately 3.6 m² with a shower and sink, tiled walls and floor.

Upstairs from the living room, accessible via a wooden staircase

- A bedroom of approximately 21.2 m² with parquet flooring, and an ensuite dressing room or office of approximately 10.3 m².

Information:

- Wood and electric heating
- Sanitation via a septic tank (to be checked).
- Partially wooden joinery with double glazing and wooden shutters.
- Attic insulation with glass wool.
- Fiberglass insulation available
- Possibility to purchase the furniture.

Outside:

- A studio apartment with a kitchen, living room, bathroom, and two mezzanine bedrooms, totaling approximately 62m² (660 sq ft) on two levels.

- A barn/shed measuring 8.12m x 7.4m (approximately 60.4m²) with a dirt floor, and a pool equipment room.

- A 5m x 11m chlorine pool built in 2004 with a beige liner.

- Approximately 1.7 hectares of land with a wooded

