



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8165

• House - Castillonès •

FAVORITE



## DETAILS

**Land surface:** 264 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**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

Bright village house with garden and well, three bedrooms, attic.

120 m<sup>2</sup> living

264 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°8165 •

Family village house with garden and well – A peaceful everyday setting

Behind a discreet façade, this village house reveals a warm and bright interior where life is good. Upon entering, the approximately 35m<sup>2</sup> living room invites conviviality with its open fireplace, perfect for creating an authentic atmosphere on winter evenings. The adjoining kitchen of approximately 11.51m<sup>2</sup>, functional and well-equipped – upper and lower cupboards, oven, induction hob – pleasantly extends the space, with direct access to the terrace and garden, and a practical pantry of approximately 9.33m<sup>2</sup> with a worktop and sink. A toilet with a washbasin completes this level.

Upstairs, a landing of approximately 4.55 m<sup>2</sup> leads to the sleeping area, which consists of four bright bedrooms of approximately 12.9 m<sup>2</sup>, 12.63 m<sup>2</sup>, 10.9 m<sup>2</sup>, and 10.50 m<sup>2</sup>, ideal for accommodating a family or creating work or leisure spaces. The recently renovated bathroom of approximately 4.50 m<sup>2</sup> is equipped with a shower, a pedestal sink, and a heated towel rail.

The accessible attic offers additional potential, whether for storage or future development. Outside, the adjoining land allows you to enjoy the beautiful weather, the well adds additional charm, and the existing sheds will meet your storage or DIY needs.

A plot of approximately 200m<sup>2</sup>, enclosed with a concrete block shelter

Well

Oil heating

Mains drainage

Double glazing

An ideal property for those looking for a peaceful living space, close to amenities, in an authentic village setting.

