



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8359

• House - Lougratte •



## DETAILS

**Land surface:** 4392 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

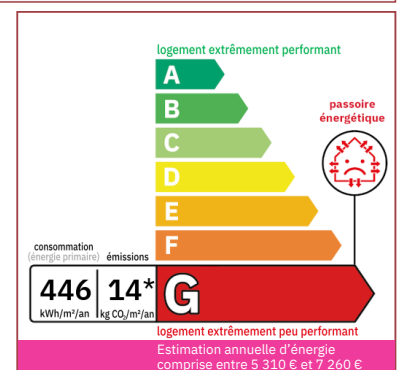
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



Charming stone house offering generous volumes with 5 bedrooms, a large living room, and a separate guest cottage. Adjoining land and garage. Ideal for a family!

150 m<sup>2</sup> living

4 392 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



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## • Description ref n°8359 •

Let yourself be seduced by the authentic charm of this stone house, combining character and modern comfort.

Upon entering, you'll discover a fully equipped kitchen opening onto a pleasant living/dining room, providing a welcoming space for entertaining family and friends.

The main building also includes two adjoining bedrooms, as well as a shower room with WC.

From the living room, a connecting door leads to a second living area, extended by a shower room with WC, a third bedroom, and a laundry room.

Upstairs, the sleeping area continues with a fourth, bright bedroom equipped with a Velux window, a room that can be used as a dressing room, and a fifth bedroom.

Additionally, the property features a separate gîte, ideal for hosting family or friends or for rental purposes: it includes a living room with an open kitchen, a bedroom, a shower room with WC, as well as a hallway with cupboards and a pleasant private terrace.

Outside, you'll also find a detached garage, a storage room, and an adjoining plot of land, perfect for enjoying the warm weather.

A rare property, offering great development possibilities and attractive rental potential, in a quiet and green setting.

