



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8373

• House - Castillonnes •

FAVORITE



DETAILS

Land surface: 7669 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

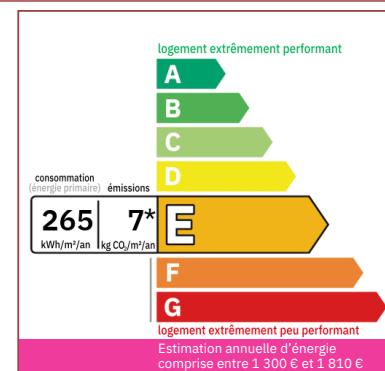
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Beautiful stone property in a privileged green setting, comprising a two-story house, a barn, a summer room, outbuildings and a swimming pool. Irresistible!

140 m² living

7 669 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

349 000 €

Agency fees: 6 % VAT included*

Price without fees: 329 245 €

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



• Description ref n°8373 •

The house is laid out as follows:

Ground floor: Kitchen/living room (42.9 m²) with hob, oven & wood-burning stove, sitting room (or bedroom - 29 m²) with fireplace, shower room (5.9 m²) with shower, sink and toilet.

First floor: Landing/office (7.6 m²) with skylight, bedroom 1 (14.65 m²) with skylight, and its en-suite shower room/dressing room (6.4 m²) with sink, toilet and small bathtub (not in use), bedroom 2 (14.15 m²) with its en-suite shower room/dressing room (6.8 m²) with sink and toilet (small bathtub out of order, but plumbing in place), skylight and small window.

Summer bedroom: bedroom 3 (16.12 m²) with en-suite shower room (3.54 m²) - shower, sink and toilet. WC

The former stables: divided into 3 spaces: on the left: space No. 1 (6.3 m²) with electricity, water, and connections for a washing machine. In the center, space No. 2 (8.52 m²).

On the right (12.25 m²), space No. 3 with electricity, adjoining the house, with the possibility of converting it into an additional bedroom.

The barn (112 m²) with a covered area (45 m²).

The barn is connected to water and electricity, has a concrete floor, and conduits are in place.

The exterior: - parking: approximately 200 m²

- terrace in front of the house (60 m²) with a metal pergola and outdoor lighting.

