



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8373

• House - Castillonès •

FAVORITE



## DETAILS

**Land surface:** 7669 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

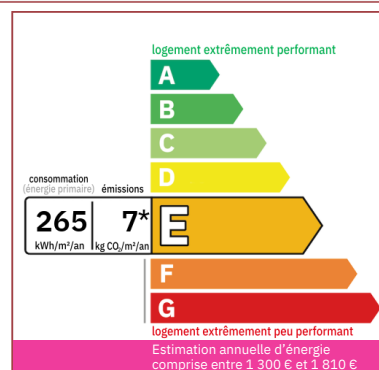
**Swimming pool:** Yes

**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 m<sup>2</sup> living

7 669 m<sup>2</sup>

- Villeréal -

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Price fees included

370 000 €

Agency fees: 5,7 % VAT included\*

Price without fees: 350 000 €

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





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## • Description ref n°8373 •

The house is laid out as follows:

Ground floor: Kitchen/living room (42.9 m<sup>2</sup>) with hob, oven & wood-burning stove, sitting room (or bedroom - 29 m<sup>2</sup>) with fireplace, shower room (5.9 m<sup>2</sup>) with shower, sink and toilet.

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

Summer bedroom: bedroom 3 (16.12 m<sup>2</sup>) with en-suite shower room (3.54 m<sup>2</sup>) - shower, sink and toilet. WC

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

On the right (12.25 m<sup>2</sup>), space No. 3 with electricity, adjoining the house, with the possibility of converting it into an additional bedroom.

The barn (112 m<sup>2</sup>) with a covered area (45 m<sup>2</sup>).

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

The exterior: - parking: approximately 200 m<sup>2</sup>

- terrace in front of the house (60 m<sup>2</sup>) with a metal pergola and outdoor lighting.

