

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8373 • House - Castillonnès •



#### **DETAILS**

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

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood

**Drainage/sewage:** Septic tank

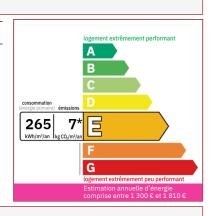
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** Not specified



Beautiful stone property surrounded by its grounds, comprising a two-storey house, barn, summer room, outbuildings and swimming pool.

140 m<sup>2</sup> living

7 669 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

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

Non-binding document



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### • Description ref n°8373 •

### THE HOUSE:

**GROUND FLOOR** 

Kitchen/living room: 42.9 m² with hob, oven & wood-

burning stove

Bathroom: 5.9 m<sup>2</sup> with shower, sink and toilet Living room/bedroom: 29 m<sup>2</sup> with fireplace

**1ST FLOOR** 

Landing/office: 7.6 m<sup>2</sup> with Velux window Bedroom 1 (right): 14.65 m<sup>2</sup> with Velux window

- and its en-suite shower room/dressing room: 6.4 m²

with sink, toilet and closed-off clawfoot bathtub

Bedroom 2 (left): 14.15 m<sup>2</sup> with Velux window and small

opening

- and its en-suite shower room/dressing room: 6.8 m² with sink and toilet (clawfoot bathtub out of order,

but plumbing in place)
THE SUMMER BEDROOM

Bedroom 3: 16.12 m<sup>2</sup>

Bathroom: 3.54 m<sup>2</sup> with shower, sink and WC

THE PIGHOUSES

Left: 6.3 m<sup>2</sup> with electricity + water + washing machine

connections Center: 8.52 m<sup>2</sup>

Right: 12.25 m<sup>2</sup> with electricity, adjoining the house,

potential for an additional bedroom

THE BARN Renovation.

Awning: 45 m<sup>2</sup> covered

Interior: 112 m<sup>2</sup> with water, electricity, foundations,

screed, and conduits in place for

THE GROUNDS

The parking area: approximately 200 m<sup>2</sup>

The terrace in front of the house: 60 m<sup>2</sup> with an iron

pergola and outdoor lighting







