



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8410

• House - Castillonnès •



## DETAILS

**Land surface:** 8300 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** PLATEAU ABSORBANT

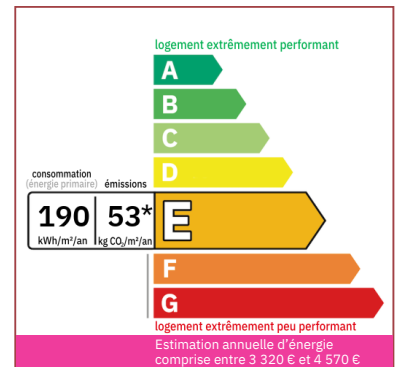
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



On the outskirts of the village of Castillonnès, a pretty stone house of 150m<sup>2</sup> of living space, tastefully renovated, enjoying an unobstructed view of the surrounding countryside with a detached workshop of approximately 286m<sup>2</sup>.

150 m<sup>2</sup> living

8 300 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°8410 •

A residential house comprising:

- fitted kitchen (12.5m<sup>2</sup>)
- dining room (25.6m<sup>2</sup>)
- living room (17.4m<sup>2</sup>)
- hallway with cupboards (18.3m<sup>2</sup>)
- large laundry room with secondary kitchen (15m<sup>2</sup>) opening onto the open-plan shed, with the possibility of extending the living space.
- bedroom 1 (12.9m<sup>2</sup>) with dressing room (3.5m<sup>2</sup>) and private shower room with sink and toilet (also 4.7m<sup>2</sup>), with bay window opening onto a terrace.
- bedroom 2 with bay window offering access to the outdoor terrace (13m<sup>2</sup>).
- bedroom 3 (14m<sup>2</sup>), also with access to the outside.
- shower room with sink and cupboards (9.6m<sup>2</sup>).
- separate toilet (1.4m<sup>2</sup>).

Outside:

- a large adjoining open-plan shed (approximately 168m<sup>2</sup>).
- A workshop, formerly used as stables (approximately 286m<sup>2</sup>)
- A well with abundant water (the two toilets and washing machine are connected to it).
- A pond
- Three large terraces (53m<sup>2</sup>, the one at the entrance, with a room housing the hot water tank for the kitchen; 43m<sup>2</sup> in front of bedroom 1; 57m<sup>2</sup> for the one on the left as you exit the living room).

Miscellaneous:

- Oil-fired central heating
- Reversible air conditioning for the kitchen, living room, and dining room.
- Open fireplace in the dining room.
- Double glazing

