



Ref : 8463

• House - Castillonnès •



## DETAILS

**Land surface:** 755 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

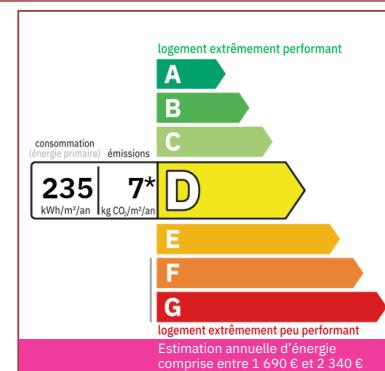
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming single-story stone house with a garden, 3 bedrooms including a master suite, and a veranda.

Reversible air conditioning, double glazing, mains drainage.

105 m<sup>2</sup> living

755 m<sup>2</sup>

Non-binding document

- Castillonnès -

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Price fees included

164 994 €

Agency fees: 7 % VAT included\*

Price without fees: 154 200 €

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



## • Description ref n°8463 •

Charming single-story stone house — approximately 105 m<sup>2</sup> of living space, on a 755 m<sup>2</sup> enclosed plot.

Discover the authentic charm of this beautiful, single-story stone house, offering comfort, light, and quality finishes.

It comprises an entrance hall of approximately 4 m<sup>2</sup> opening onto a welcoming 26 m<sup>2</sup> living/dining room, featuring exposed beams, travertine flooring, and a wood-burning stove that creates a warm atmosphere.

The fully equipped kitchen, with ample storage, a range cooker, an extractor hood, and a dishwasher, opens directly onto the garden.

A bright veranda, currently used as an office/bedroom of approximately 9 m<sup>2</sup>, with its original stone sink, provides access to a terrace and an adjoining utility room/pantry.

The sleeping area is accessed via a hallway and comprises:

A bathroom (bathtub, sink, heated towel rail – approx. 5 m<sup>2</sup>),

A separate WC,

A bedroom overlooking the garden (approx. 9.33 m<sup>2</sup>, laminate flooring),

A bedroom with built-in wardrobes (approx. 9.5 m<sup>2</sup>, laminate flooring),

A master suite (approx. 9.5 m<sup>2</sup>) with a dressing room (approx. 4 m<sup>2</sup>) and an en-suite shower room with WC (approx. 5 m<sup>2</sup>).

Technical features include double glazing, a wood-burning stove, reversible air conditioning in the living room, and mains drainage.

Outside, you will enjoy a lovely, fully enclosed garden of approximately 755 m<sup>2</sup>, pleasant and easy to maintain, perfect for summer meals or children's play.

