



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8516

• House - Miramont-de-Guyenne •



DETAILS

Land surface: 80 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Without

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Big work

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Townhouse requiring complete renovation, offering very large spaces spread over several levels and ideal for a project to divide into apartments!

205 m² living

80 m²

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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Price fees included

25 000 €

Agency fees: 25 % VAT included*

Price without fees: 20 000 €

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



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• Description ref n°8516 •

Near the town center stands a charming old house, ready to write a new chapter. Behind its characterful facade, it reveals spacious rooms and an ideal layout for an ambitious renovation project—a family home, conversion into apartments, or a rental investment: anything is possible.

On the first floor: an entrance hall (6.6 sq m), a living room (approximately 25 sq m), a hallway (5 sq m), a first bedroom (10.4 sq m), a shower room with WC (5 sq m), a kitchen (17.5 sq m) with an open fireplace, a landing (3.2 sq m) leading to a second bedroom (16.8 sq m) with an antique fireplace and a shower area, and to a dining room with authentic charm (16.1 sq m).

On the second floor: a landing (3.2 sq m), a third bedroom (13.4 sq m), a kitchen (17 sq m), a hallway (3.9 sq m), a fourth bedroom (15.9 sq m) with an en suite shower and toilet, a fifth bedroom (16.3 sq m), and a second hallway (6 sq m) leading to a living/dining room (13.2 sq m) and another kitchen (approximately 10 sq m).

This floor is ideally suited for creating one or two independent apartments.

On the third floor: The spacious and currently unused attic offers the possibility of creating a new living area, a workshop, or ample storage space.

The garden level comprises four rooms with earthen floors, perfect for storage or conversion into utility rooms or a workshop. The rooms facing the rear of the property have large windows.

A rare, spacious and adaptable property, ideal for a complete rehabilitation project, in a dynamic neighborhood.

