



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8550

• House - Castillonnès •



DETAILS

Land surface: 57098 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

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

Stone house with fireplace, offering 4 bedrooms, veranda and convertible attic. Character outbuildings (barn, dovecote, chicken coop) and well, in a setting full of charm and potential.

170 m² living

57 098 m²

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

402 800 €

Agency fees: 6 % VAT included*

Price without fees: 380 000 €

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



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• Description ref n°8550 •

Behind its stone walls, this authentic house invites you to discover a place steeped in charm.

You'll find an entrance hall (4.9 sq m), a living/dining room with a working fireplace (22 sq m), a hallway (6 sq m) leading to three ground-floor bedrooms (14, 16.6, and 14.7 sq m), and a functional kitchen (22 sq m) opening onto a light-filled veranda with a sink (41.5 sq m). The house also includes a boiler room (14.5 sq m) with a Viessmann boiler, a shower room (5 sq m), and a separate WC.

Upstairs, an additional bedroom (21 sq m) completes the sleeping area, while the attic (approximately 102 sq m) offers excellent potential for conversion to suit your needs.

Outside, the charm is undeniable: several outbuildings—a chicken coop, a dovecote suitable for conversion, and a barn (approximately 400 sq m). The flat, wooded, and shaded grounds include 5 hectares out of 6 planted with 50-year-old walnut trees.

A well completes the property.

A property full of character, ideal for those seeking the charm of stone, space, and the tranquility of a preserved environment.

