



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8612

• House - Castillonnes •



## DETAILS

**Land surface:** 17512 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

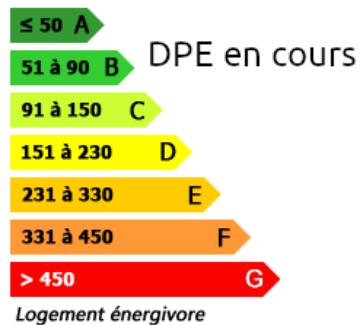
**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified

### Logement économe



Discover this family home offering an exceptional living environment, combining modern comfort and rustic charm. Ideally located in a peaceful and green environment, 10 minutes from shops.

175 m<sup>2</sup> living

17 512 m<sup>2</sup>

Non-binding document

Pricaz Thibaut

Agent commercial

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Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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



## • Description ref n°8612 •

This property consists of:

Ground floor :

A welcoming entrance with built-in cupboards, separate toilets, a modern shower room, a fully equipped kitchen, perfect for cooking enthusiasts, a spacious living/dining room with wood stove, creating a warm atmosphere, a hallway for use by office, ideal for teleworking, a master bedroom with corner spa bath and sink, offering a private relaxation area, a second bedroom with two wardrobes for optimal storage, a shower room with sink and toilet.

Upstairs :

A hallway leading to two additional bedrooms with built-in wardrobes, providing a comfortable space for the whole family.

This house is equipped with PVC double glazing, electric convectors, and a wood stove. The attic and walls are insulated, guaranteeing excellent thermal comfort.

Exterior:

The adjoining land is flat and wooded, offering a natural and relaxing setting. The outbuildings include a barn of approximately 200 m<sup>2</sup>, perfect for storage or development projects.

Enjoy moments of relaxation with a 9x4 m chlorine swimming pool (2020), heated and lit. A pool house equipped with a sink area for summer kitchen, a room, and a shower room with toilet completes this space. The terrace, covered and uncovered, with a barbecue area and a garden shed (equipped with an electric heater and light), is ideal for outdoor evenings.

Additional benefits:

A fish pond, adding a touch of charm and serenity

A wooden shed and wooden shelters for additional storage space

A fully enclosed park with electric entrance gate, ensuring security and privacy

Three wells for watering the garden and supplying the swimming pool

A tarmac driveway, facilitating access to the property

This house is a true haven of peace, offering good services in an idyllic setting. Don't miss this unique opportunity. For more information or to arrange a visit, do not hesitate to contact us.

