



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8612

• House - Castillonès •



DETAILS

Land surface: 17512 m²

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

≤ 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

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

175 m² living

17 512 m²

Pricaz Thibaut

Agent commercial

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<https://valadie-immobilier.com>

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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



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This property comprises:

Ground floor:

A welcoming entrance hall with built-in wardrobes, a separate WC, a modern shower room, a fully equipped kitchen, perfect for cooking enthusiasts, a spacious living/dining room with a wood-burning stove, creating a warm atmosphere, a hallway suitable for use as an office, ideal for working from home, a master bedroom with a corner whirlpool bath and washbasin, offering a private relaxation area, a second bedroom with two wardrobes for optimal storage, and a shower room with a washbasin and WC.

First floor:

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

This house is equipped with PVC double-glazed windows, electric convectors, and a wood-burning stove. The attic and walls are insulated, ensuring excellent thermal comfort.

Exterior:

The adjoining land is flat and landscaped with trees, offering a natural and peaceful setting. The outbuildings include a barn of approximately 200 m², perfect for storage.

Enjoy relaxing moments by the heated and lit 9x4 m chlorine swimming pool (installed in 2020). A pool house, equipped with a sink area for a summer kitchen, a room, and a shower room with WC, completes this space. The covered and uncovered terrace, with a barbecue area and a garden shed (equipped with an electric heater and lighting), is ideal for al fresco evenings.

Additional features:

A fish pond, adding a touch of charm and serenity

A wooden shed and outbuildings for extra storage space

A fully enclosed garden with an electric gate, ensuring security and privacy

Three wells for watering the garden and filling the swimming pool

A paved driveway, facilitating access to the property

This house is a true haven of peace, offering excellent amenities in an idyllic setting. Don't miss this unique opportunity. For more information or to arrange a

