



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8618

• House - Castillonnès •



## DETAILS

**Land surface:** 4784 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** SANS ASSAINISSEMENT

**Swimming pool:** No

**Ground floor living:** Yes

**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

Stone house requiring complete renovation, offering a kitchen with fireplace, living room, bedroom, additional rooms and convertible attic. Stone outbuilding, covered shelter and adjoining land with orchard.

70 m<sup>2</sup> living

4 784 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

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



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## • Description ref n°8618 •

Stone house with great potential – In need of complete renovation

For lovers of stone and renovation projects, this old house offers excellent potential for transformation.

On the ground floor, it comprises an entrance leading to a kitchen with an open fireplace (21.3 sq m), a living room (25 sq m), and a bedroom (23.3 sq m). A staircase leads to a room with an earthen floor (60 sq m), which provides access via a second staircase to an attic suitable for conversion (approximately 72 sq m), offering great possibilities for extending the living space. A further room currently used for storage completes the property (47 sq m).

Outside, you will find a covered shelter (approximately 32 sq m) as well as a stone outbuilding, ideal for a workshop or storage space.

The property sits on an adjoining plot of land with an orchard, perfect for enjoying a peaceful and natural setting.

A rare find for renovation enthusiasts, offering numerous layout possibilities according to your desires.

