



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8682

• House - Castillonnès •



OPPORTUNITY

## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

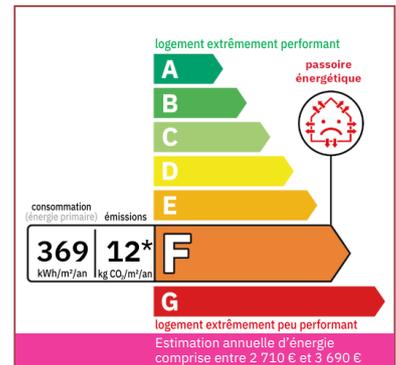
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Village house to renovate offering great potential with garage and cellar. Upstairs, 2 bedrooms, shower room and WC, as well as an extra bedroom and attic on the 2nd floor. Ideal for renovation enthusiasts looking for authenticity!

90 m<sup>2</sup> living

No field

- Castillonnès -

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Price fees included

45 000 €

Agency fees: 12,5 % VAT included\*

Price without fees: 40 000 €

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



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## • Description ref n°8682 •

Nestled in the heart of a charming village, this house with its old-world charm is just waiting for you to restore all its splendor. As soon as you enter, a hall leads you to a beautiful living room with a kitchen area, decorated with a fireplace (out of service). Adjoining, a garage and a cellar offer practical storage spaces.

Upstairs, a landing leads to two bright bedrooms, a separate toilet and a functional shower room. The second floor reveals an extra bedroom and a convertible attic, perfect for an extension project.

With its undeniable potential and preserved authenticity, this house will appeal to renovation enthusiasts. Ideally located, it offers a peaceful setting just a stone's throw from amenities. A great opportunity for lovers of old stones!

