



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8806

• House - Castillonnès •



## DETAILS

**Land surface:** 86866 m<sup>2</sup>

**Number of bedrooms:** 14

**Number of levels:** 1

**Type of heating:** fuel + bois+ électrique

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed 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-built property, close to amenities, at the end of a driveway, in a peaceful setting, comprising a main house, gîtes, barn, swimming pool and above-ground pool, tennis courts, and truffle orchards! A must-see!

675 m<sup>2</sup> living

86 866 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

798 000 €

Agency fees: 5 % VAT included\*

Price without fees: 760 000 €

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



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## • Description ref n°8806 •

Stone property comprising the following:

House 1: Ground floor: entrance hall (32m<sup>2</sup>) with mezzanine (14m<sup>2</sup>), shower room with WC (5m<sup>2</sup>), kitchen (21.6m<sup>2</sup>), veranda (17.7m<sup>2</sup>), living/dining room (46.5m<sup>2</sup>) with wood-burning stove, hallway (11.2m<sup>2</sup>), master suite (22.6m<sup>2</sup>); First floor: landing with built-in wardrobes (8m<sup>2</sup>), bedroom (25m<sup>2</sup>), bathroom with WC (6.7m<sup>2</sup>), utility room (13m<sup>2</sup>).

House 2: Ground floor: living room with open fireplace (37.3 sq m), eat-in kitchen (19.4 sq m), veranda (45.8 sq m), relaxation lounge (20 sq m), 2 bedrooms (18.4 sq m and 13 sq m), bathroom with toilet (5.4 sq m), hallway with built-in wardrobes and a door leading to the courtyard (7.8 sq m); Upstairs: landing with dressing room (15.6 sq m), 2 bedrooms, one with a dressing room (10.3 sq m and 11.9 sq m), bathroom with toilet (approximately 9.7 sq m).

House 3: Ground floor: entrance hall (13.5 sq m), living room with open-plan fitted kitchen (40.3 sq m), open fireplace, master suite (21.3 sq m + 7 sq m), separate toilet, shower room (6 sq m) with laundry facilities and access to the boiler room; Upstairs: separate toilet, 2 bedrooms (one 6m<sup>2</sup> suitable for a child and the other 14.5m<sup>2</sup>).

Outbuildings:

- 300m<sup>2</sup> barn with an apartment to renovate (living room with fireplace and open-plan kitchen (34.7m<sup>2</sup>), shower room (4.7m<sup>2</sup>), hallway (7.7m<sup>2</sup>), bedroom (13.8m<sup>2</sup>)).

- Cottage comprising: living room with wood-burning stove and fitted kitchen (25.7m<sup>2</sup>), shower room with toilet, 2 bedrooms (11.7m<sup>2</sup> and 12.8m<sup>2</sup>), pantry (4.6m<sup>2</sup>), hallway (1.7m<sup>2</sup>), covered terrace.

- Gym with sauna, toilet, shower, and sink.

- Barn (205m<sup>2</sup> minus the cottage area) with an earthen floor, awning, and stairs leading to a room that could be used as a bedroom. - Greenhouse (6.5 sq m)

- Studio apartment (new double-glazed aluminum windows installed in 2024): living room (21.6 sq m),

