Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8806 • House - Castillonnès •



DETAILS

Land surface: 86866 m²

Number of bedrooms: 14

Number of levels: 1

Type of heating: fuel + bois+ électrique

Drainage/sewage: Septic tank

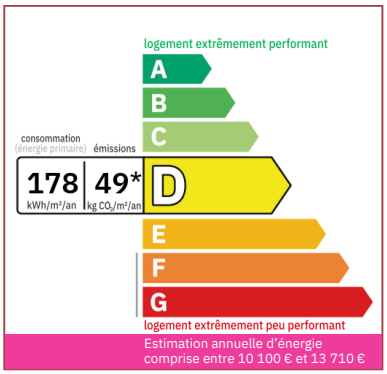
Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Stone-built property, close to amenities, at the end of a driveway, in a peaceful setting, comprising a main house, gîtes, barn, swimming pool, tennis court, and truffle orchards! A must-see!

675 m² living

86 866 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

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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Stone property comprising the following:

House 1: Ground floor: entrance hall (32m²) with mezzanine (14m²), shower room with WC (5m²), kitchen (21.6m²), veranda (17.7m²), living/dining room (46.5m²) with wood-burning stove, hallway (11.2m²), master suite (22.6m²); First floor: landing with built-in wardrobes (8m²), bedroom (25m²), bathroom with WC (6.7m²), utility room (13m²).

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 6m² suitable for a child and the other 14.5m²).

Outbuildings:

- 300m² barn with an apartment to renovate (living room with fireplace and open-plan kitchen (34.7m²), shower room (4.7m²), hallway (7.7m²), bedroom (13.8m²)).

- Cottage comprising: living room with wood-burning stove and fitted kitchen (25.7m²), shower room with toilet, 2 bedrooms (11.7m² and 12.8m²), pantry (4.6m²), hallway (1.7m²), covered terrace.

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

- Barn (205m² 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),

