



# 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 complex, not far from amenities, at the end of a driveway, without disturbances, main house, gîtes, barn, swimming pool and above-ground pool, tennis courts, truffle trees! A must-see!

675 m<sup>2</sup> living

86 866 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

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Price fees included

840 000 €

Agency fees: 5 % VAT included\*

Price without fees: 800 000 €

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



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## • Description ref n°8806 •

Stone property comprising:

House 1: Ground floor: reception room (32m<sup>2</sup>) with mezzanine (14m<sup>2</sup>), shower room with toilet (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>); Upstairs: landing with cupboards (8m<sup>2</sup>), bedroom (25m<sup>2</sup>), bathroom with toilet (6.7m<sup>2</sup>), laundry room (13m<sup>2</sup>).

House 2: On the ground floor: living room with open fireplace (37.3m<sup>2</sup>), eat-in kitchen (19.4m<sup>2</sup>), veranda (45.8m<sup>2</sup>), relaxation lounge (20m<sup>2</sup>), two bedrooms (18.4m<sup>2</sup> and 13m<sup>2</sup>), bathroom with toilet (5.4m<sup>2</sup>), hallway with cupboards and door to the courtyard (7.8m<sup>2</sup>); Upstairs: landing with dressing room (15.6m<sup>2</sup>), two bedrooms, one with a dressing room (10.3m<sup>2</sup> and 11.9m<sup>2</sup>), bathroom with toilet (approx. 9.7m<sup>2</sup>).

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

Outbuildings:

- 300m<sup>2</sup> shed with apartment to renovate (living room with fireplace and open 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> less the cottage area) with dirt floor, awning, and stairs leading to a bedroom.
- Greenhouse (6.5m<sup>2</sup>)
- Studio comprising (new aluminum double glazing dating from 2024): living room (21.6m<sup>2</sup>), bedroom (12.3m<sup>2</sup>), separate toilet, sink, and shower.
- Enclosure (330m<sup>2</sup>) and chicken coop (20m<sup>2</sup>)
- Workshop (51m<sup>2</sup>)
- Tennis court with above-ground salt-water pool (10x5m)
- 12x6m salt-water pool (new pump, 2.4m deep).

- 132 truffle trees

- Orchard: cherry, walnut, plum, pear, quince, and fig

