



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8837

• House - Castillonnès •



DETAILS

Land surface: 2400 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

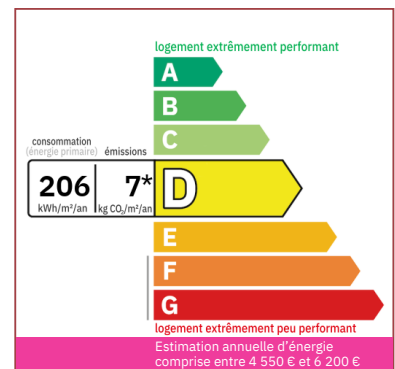
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Charming, fully renovated 18th-century house, bathed in light, offering beautiful living spaces and a separate habitable outbuilding. All set within an adjoining wooded park, swimming pool, terrace, pond, and well.

280 m² living

2 400 m²

- Castillonnès -

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Price fees included

381 600 €

Agency fees: 6 % VAT included*

Price without fees: 360 000 €

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



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• Description ref n°8837 •

Characterful 18th-century house with separate outbuilding, swimming pool, and landscaped garden

Nestled in a peaceful setting, this charming 18th-century village house combines authenticity, generous proportions, and excellent potential for entertaining.

Upon entering, a hall (17.4 sq m) leads to a guest WC with washbasin and then opens onto a beautiful, warm, and inviting L-shaped living room (53 sq m) featuring a wood-burning stove and extending into a veranda (19 sq m). The fully equipped kitchen (18.7 sq m), featuring a SMEG range cooker, has direct access to the outside. A utility/pantry (12 sq m) with access to the cellar completes this level.

Upstairs, the landing (12 sq m) leads to: a large closet (2 sq m), three bedrooms (15.6, 13, and 16.4 sq m), a spacious room that could serve as a sewing room (31 sq m), office, or playroom, and a bathroom with a bathtub (7.6 sq m), double vanity, and toilet. A hallway with closets (5 sq m) provides access to the outbuilding from this floor.

On the top floor: 160 sq m of attic space with sloping ceilings and insulated roof.

An outbuilding with a separate entrance from the street, while also being connected to the main house, offers numerous possibilities: guest accommodation, a home-based business, or rental. It comprises a living room (31.2 sq m) with a kitchen opening onto a terrace, a shower room and toilet, and upstairs, two bedrooms (10.8 sq m and 9 sq m), a bathroom (3.8 sq m), and a separate toilet.

Outside, you'll enjoy a lovely landscaped garden (with numerous fruit trees) and flowerbeds, complete with a terrace, a 3.40 x 6.30 m saltwater swimming pool (1.40 m deep, installed in June 2024), a workshop, a pool house, a 12 m² barbecue area, a pond, and a well.

A rare and charming property, ideal for a family, a bed and breakfast business, or a lifestyle combining residential and professional activities.

