



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8837

• House - Castillonnès •



## DETAILS

**Land surface:** 500 m<sup>2</sup>

**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

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

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 m<sup>2</sup> living

500 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

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 m<sup>2</sup> 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.

