Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8842

• House - Castillonnès •



DETAILS

Land surface: 2800 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Without

Drainage/sewage: Septic tank

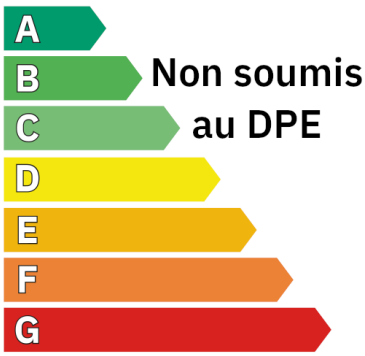
Swimming pool: No

Ground floor living: Yes

Work needed: Big work

Fireplace: Yes open hearth

Built: Not specified



Charming country house with 2 bedrooms, fireplace, convertible attic space, barn, shed, stone ruins, and a well. Ideal for renovation projects or a peaceful retreat surrounded by nature.

150 m² living

2 800 m²

Non-binding document

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

Price fees included

171 200 €

Agency fees: 7 % VAT included*
Price without fees: 160 000 €

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

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• Description ref n°8842 •

Let yourself be charmed by this charming rural house nestled in the heart of a peaceful and verdant setting.

Upon entering, a hall with terracotta floor tiles (8.3m²) welcomes you and leads you to a cozy dining room (21.4m²) featuring an open fireplace, ideal for winter evenings by the fire.

Two steps lead to a hallway (2.5m²) which serves a bright first bedroom (14.6m²), a practical dressing room (4.5m²), a kitchen with a sink (16.8m² - electric meter) with a French window opening to the exterior and a concrete staircase leading to part of the attic (22m²), as well as a bathroom (5.7m²) and a separate toilet for optimal comfort. An adjoining 25m² storage room with exposed stone walls and a concrete floor completes the living areas and could be used to expand the house.

To the right of the entrance hall, a second bedroom (23.5m²) and another room with a dirt floor (29.5m²) with a wooden staircase leading to the other part of the usable attic space (57m²), offering great potential for further development according to your wishes.

Outside, lovers of stone and old buildings will be delighted: a large barn (185m²), a vast semi-open shed with a garage, as well as old stone buildings (pigsty and washhouse) add a unique character to the property. An old well in front of the house further adds to the bucolic charm of the place.

This rare property is an ideal opportunity for a renovation project, a main residence with a workshop, or a dream country home. Come discover this authentic setting where history and nature meet. You're sure to fal









