



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8997

• House - Cancon •



DETAILS

Land surface: 1855 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: 1800

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

Let yourself be seduced by the authentic charm of this characterful presbytery, offering vast spaces, outbuildings and magnificent development potential close to all amenities!

440 m² living

1 855 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included*

Price without fees: 300 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8997 •

Charming rectory with chapel, outbuildings, courtyard, and garden at the rear!

Steeped in history and charm, this former rectory offers generous living spaces and numerous possibilities for renovation.

Upon entering, the main building reveals a spacious hall (19.8 sq m) leading to the various rooms on the ground floor. You will find several spaces currently configured as offices (25.6 sq m and 19.8 sq m) and meeting rooms (22 sq m and 45 sq m), as well as a room to renovate featuring an open fireplace (21 sq m) and a WC with washbasin. To the right of the hall, a pleasant living/dining room with a working fireplace insert (29.3 sq m) leads to a kitchen (12.7 sq m) and a landing (6.6 sq m) with a staircase to the upper floors. All of this suggests significant potential for renovation.

The first floor comprises a central hall (28.5 sq m) leading to three bedrooms (25 sq m, 30.5 sq m, and 10.3 sq m). One of these bedrooms has an en-suite bathroom (9.9 sq m) and a dressing room (3.2 sq m), while a shower room with WC completes this floor (6 sq m). The second floor consists of insulated attic space (blown-in insulation).

On the garden level, accessible via the same staircase, the living spaces expand: two halls with direct access to the garden (8.7 sq m and 3.6 sq m), a room with a washbasin (18.3 sq m), a laundry room with a water heater (6 sq m), a shower room with WC (3.4 sq m), a boiler room (79 sq m), a cellar (46 sq m), and access to the garage (58 sq m). A truly unique feature of the property is a chapel (38.3 sq m) integrated into the main structure, lending it a rare and singular heritage dimension.

In the left wing, a reception room (30.7 sq m) with an attic above completes the living space. A large barn, currently used as a garage (mentioned above), connects this wing to the main rectory.

Outside, the property boasts a courtyard at the front and a pleasant garden at the rear with a vegetable patch. An independent outbuilding comprises a covered terrace (19 sqm), a room (20.6 sq m) with a partition wall allowing for the creation of a bathroom, and a

