# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9098 • House - Lougratte •



## DETAILS

**Land surface:** 3500 m²

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

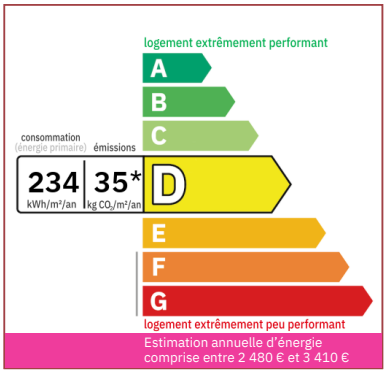
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1738




Stone house, in a quiet location, not overlooked, with a wooded park, 10 minutes from Castillonnès and amenities, approximately 210 m2 of living space, 4 bedrooms, large living areas, well.

210 m² living

3 500 m²

Non-binding document


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


Price fees included

211 900 €

Agency fees: 6,5 % VAT included*
Price without fees: 199 000 €

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

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## • Description ref n°9098 •

House comprising:

- Entrance hall (18.5 sq m),
On the left:

- Living/dining room with a working open fireplace, 3 m high ceilings (39.5 sq m),

- Fitted kitchen with access to the veranda (17.9 sq m),

- Veranda with double-glazed PVC windows (5-6 years old) (27.7 sq m),

From the entrance hall, on the right, the extension:

- Second living room with a flue for a wood-burning stove (28 sq m),

- Hallway (11.5 sq m),

- Boiler room (6 sq m),

- 3 bedrooms, 2 with built-in wardrobes (13 sq m each and 17 sq m for the one without wardrobes),

- Bathroom (bathtub, shower, sink, bidet),

- Separate WC with window,

From the entrance hall, at the far right:

- A hallway with a separate WC,
- Bathroom with bathtub and a washbasin (with mechanical ventilation),

- a fourth bedroom with two windows opening onto the veranda (20.3 m²),

- staircase from the entrance hall with a mezzanine (1.60 m ceiling height) and access to the attic.

Small barn, stone shed with a well next to it.

Other features:

- gas central heating (ANTARGAZ above-ground tank)
- double and single glazing in the extension
- fiber optic connection available on site







