Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9168 • House - Castillonnès •



DETAILS

Land surface: 8121 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Wood

Drainage/sewage: Septic tank

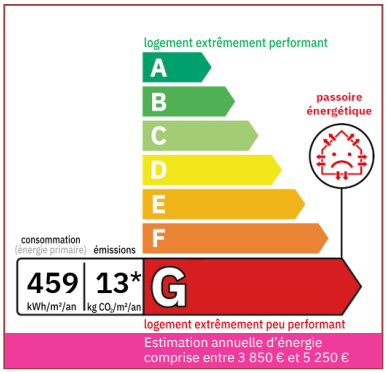
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900



A traditional farmhouse-style property with a main house and two habitable annexes. A summer kitchen and a stone barn.
8121 square meters of land in a peaceful setting.

231 m² living

8 121 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

265 000 €

Agency fees: 6 % VAT included*
Price without fees: 250 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9168 •

A farmhouse-style house with a main section and two habitable annexes under one roof, offering a total living area of approximately 231 m², comprising:

A main section of approximately 101 m² of living space, including:
- An entrance leading into a living/dining room of approximately 45.9 m², with wooden flooring and a wood-burning stove.

- A kitchen of approximately 31.4 m², with tiled flooring, fitted cupboards, an induction hob, refrigerator, and dishwasher. A wood-burning stove. French doors opening onto a covered terrace.

- A bathroom of approximately 6.2 m² with a separate toilet, a sink, a shower, and tiled flooring.

- A bedroom of approximately 17.6 m², with terracotta floor tiles, exposed beams, and a former built-in wardrobe.

Adjacent to this (referred to as an annex, or which could be converted into living space with the main house) offers an additional living area of approximately 78 m².
- A bedroom of approximately 17 m² with a wood-burning stove and French doors opening onto the garden.

- An entrance hall of approximately 8.8 m² with a staircase.

- A shower room of approximately 8.3 m² with a sink, shower, toilet, and bidet (underfloor heating).
Upstairs:

- A living area with a kitchen of approximately 44 m², a wood-burning stove, and wooden flooring. Fitted kitchen.

Above the kitchen, a habitable annex (approximately 52 m²) accessible via an external staircase from the carport:

- A landing of approximately 17.8 m²

- A bedroom of approximately 26 m² with carpeted flooring.
- A bathroom of approximately 8 m² with a sink and







