Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9189 • House - Castillonnès •



DETAILS

Land surface: 64857 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood

Drainage/sewage: Septic tank

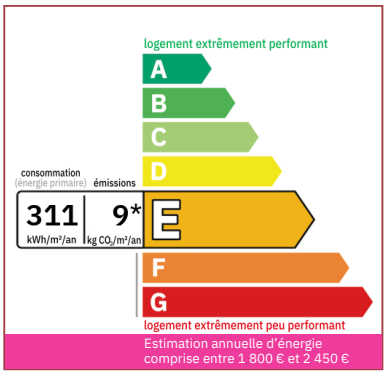
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Beautiful stone property comprising a house with 2 bedrooms and an office, an adjoining gîte, a swimming pool, a well and a barn of approximately 150 m², offering charm and great potential on a plot of more than 6 hectares!

120 m² living

64 857 m²

Non-binding document

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

Price fees included

328 600 €

Agency fees: 6 % VAT included*
Price without fees: 310 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9189 •

In a pleasant setting with over 6 hectares of land, discover this beautiful stone property offering a main house, an adjoining independent gîte, a swimming pool, and a large barn, ideal for a family project or a second home.

The main house comprises an entrance hall (7.5 sq m), a welcoming living room with an open-plan kitchen and wood-burning stove (33.3 sq m), and a hallway (3.7 sq m) leading to two bedrooms (10 and 9.8 sq m), an office (6.3 sq m), and two shower rooms with WCs (4 sq m each).

Adjoining the house is a gîte, perfect for accommodating family and friends or for developing a rental business. It includes a living room with an open-plan kitchen and wood-burning stove (32 sq m), a bedroom (9 sq m), and a shower room with WC (6 sq m).

Outside, you'll enjoy a beautiful 5 x 12 m swimming pool (chlorine, unheated) with a magnificent unobstructed view of the surrounding area. There's also a stone-built well.

A barn of approximately 150 m² (with water and electricity on site) with a covered porch that could be used as a carport completes the property and offers numerous possibilities: storage, workshop, garage, or conversion according to your plans. A 4000 L water tank is located next to the barn.









