Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9201 • House - Castillonnès •



DETAILS

Land surface: 31937 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

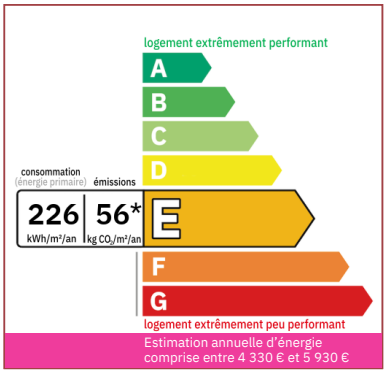
Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



In a peaceful setting, this charming country house offers 4 bedrooms, a veranda, a fireplace, a swimming pool, a barn, a stone outbuilding and two wells, all in a tranquil and authentic environment.

167 m² living

31 937 m²

Non-binding document

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

Price fees included

263 940 €

Agency fees: 6 % VAT included*
Price without fees: 249 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9201 •

In a peaceful and unspoiled setting, discover this charming house offering spacious rooms and a tranquil living environment.

The house comprises, on the ground floor, an entrance hall (12.6 sq m with built-in wardrobes), a kitchen with cupboards, oven, and gas hob (13.8 sq m), a pleasant living/dining room (35 sq m), a bathroom (7 sq m with bathtub, shower, and washbasin), and two bedrooms (10.4 and 15.3 sq m). A second hall (6 sq m) also provides access to a separate WC, a third bedroom (13 sq m) with an adjoining washroom including a washbasin, bidet, and WC, as well as a laundry room (9 sq m). This could easily be converted into a self-contained studio or guest room. Finally, a room (16 sq m) with an open fireplace, ideal for a library area, extends into a veranda (8 sq m) and houses the staircase leading to the first floor.

Upstairs, a hallway (6 sq m) leads to a fourth bedroom with built-in wardrobes. (19.7m2) as well as a room that can be converted to suit your needs, currently used as an attic (40.6m2).

Outside, the property boasts several advantages:

- a barn comprised of several sections (50m2, 230m2, boiler room, horse stall of approximately 21m2).

- a stone outbuilding that could be converted into a self-contained gîte (90m2), concrete slab floor, roof redone approximately 15 years ago, water and electricity on site. Adjoining room used as a chicken coop.

- two wells, one in front of the house, one in front of the outbuilding.

- numerous fruit trees: fig, quince, cherry, pear, mirabelle plum, plum, apricot... Offering real potential for lovers of the countryside and authentic properties.

To fully enjoy sunny days, a swimming pool completes the property (built in the 1990s, concrete lining with special paint). Chlorine-free.

An ideal property for those seeking peace and quiet, ample space, and numerous possibilities for renovation and improvement.







