Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9231 • House - Castillonnès •



DETAILS

Land surface: 7960 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: chauffage au sol pompe à chaleur

Drainage/sewage: Septic tank

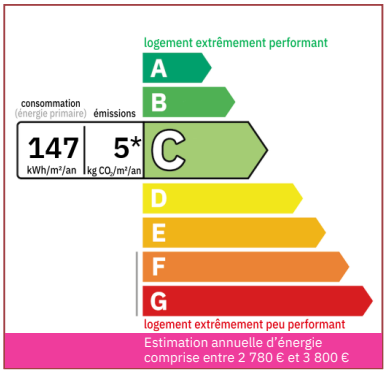
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Charming renovated country property of approximately 234 m², set on a wooded plot of 8,000 m² with swimming pool and two independent cottages.

230 m² living

7 960 m²

Non-binding document

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

Price fees included

460 000 €

Agency fees: 6 % VAT included*
Price without fees: 434 000 €

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

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• Description ref n°9231 •



Beautifully renovated country property with swimming pool and two independent gîtes

Just 8 minutes from Lauzun and 16 minutes from Eymet, this beautiful, fully renovated stone property enjoys a peaceful setting in the heart of approximately 8,000 m² of wooded grounds, complete with vineyards and two wells.

Offering approximately 234 m² of living space, it comprises a main house and two adjoining independent gîtes. With six bedrooms and five bathrooms, the property is ideal for a large family, a multigenerational project, or a bed and breakfast business.



The main house

The living area of approximately 44 m² includes a fully equipped kitchen with a ceramic hob, a cozy living room with a wood-burning stove, and a dining area. It also benefits from underfloor heating.

The house also includes:

* A bedroom of approximately 16.24 m² with an electric skylight and underfloor heating
* A bathroom of approximately 6.4 m² with a shower, sink, bidet, and toilet
* A hallway of approximately 3.9 m²
* A utility room of approximately 13.7 m² housing the heat pump compressor



First independent accommodation

The first gîte has, on the ground floor, a living area of approximately 30.4 m² with an open-plan kitchen, living room, and dining area. French doors provide direct access to the terrace. This room also benefits from underfloor heating.

It includes:



* A first bedroom of approximately 14 m² with exposed stone walls
* A private shower room of approximately 2.7 m² with shower, sink, and toilet

Upstairs: