



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9234

• House - Castillonès •



DETAILS

Land surface: 8339 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

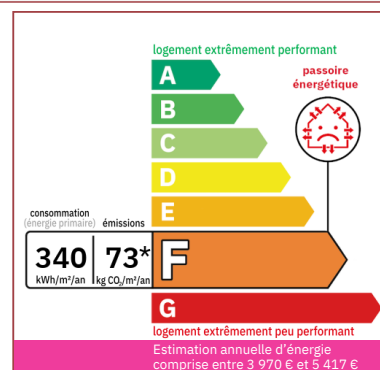
Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: 1900



A stone property comprising a main house, a stone barn, and an annex converted into a studio with a covered terrace. The swimming pool is located at the center, creating a courtyard feel. The grounds cover 8339 m² and include

117 m² living

8 339 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

296 800 €

Agency fees: 6 % VAT included*

Price without fees: 280 000 €

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



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• Description ref n°9234 •

A main stone house with approximately 117 m² of living space, comprising:

- An entrance leading to a living room with a fireplace and wood-burning stove. Access to a covered terrace.
- A kitchen fitted with low wooden cupboards, equipped with a range cooker and extractor hood.
- A hallway,
- 3 bedrooms,
- a landing,
- a shower room with a walk-in shower, sink, bidet, heated towel rail, and a separate toilet.
- A terrace overlooking the garden.
- A basement/cellar.

Additional information:

- Oil-fired central heating via cast iron radiators.
- Single-glazed wooden windows.
- Septic tank system not up to code.

Outside:

- A habitable annex of approximately 30 m² (7.4 m x 3.9 m), with terracotta tile flooring and a fireplace with a wood-burning stove. An attic accessible by a ladder is available for conversion.
- A stone barn of approximately 145 m² (8.7 m x 16.7 m) with a mezzanine. The roof was redone 12 years ago. A total of 22 m² of living space includes a hallway with a shower room and a bedroom.
- A 4m x 10m swimming pool with ozone filtration. A concrete slab surrounds the pool.
- 8339 m² of land with an orchard and a cinder block shed (used as a woodshed).

