Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9349 • House - Castillonnès •



DETAILS

Land surface: 3779 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

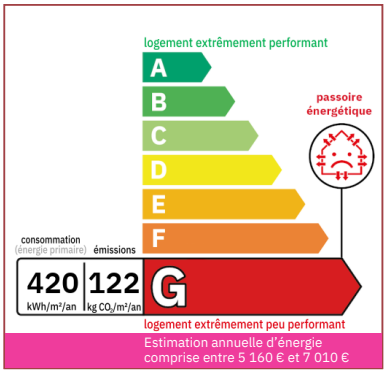
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Just 10 minutes from shops, this charming country house offers bright rooms, 4 bedrooms, and 2 bathrooms. The property features a fully fenced garden with 3 gates, a swimming pool, a garage, and a well. Enjoy beautiful countryside

154 m² living

3 779 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

299 000 €

Agency fees: 6 % VAT included*
Price without fees: 282 075 €

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

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House with a basement, with level access from the garden and access to the garage from the road, comprising:

- on the ground floor: entrance/veranda (9.3 m2), fitted kitchen - 5.3 m2 - (sink, hob, extractor hood, refrigerator, oven, wall and base units) opening onto a dining room - 17.4 m2 - (with unused fireplace), living room (20.8 m2), hallway (8.7 m2) leading to a bedroom (13.9 m2), gym (9.9 m2) and bathroom - 5.9 m2 - (sink, bathtub, bidet and separate WC), as well as a staircase to the first floor.

- On the first floor: landing/hallway (5.5 m²), 3 bedrooms (21, 17.7, and 14 m²) and a bathroom (sink, shower, bidet, and toilet). Oil-fired central heating (recent boiler). Single-glazed wooden windows.

- In the semi-basement (accessible by an interior staircase and from the outside): garage/boiler room (boiler + oil tank + electrical panel) - 50 m² -, storage room (20 m²), technical room (16 m²) for the swimming pool.

Exterior: fully fenced grounds with 3 access gates. Chlorine swimming pool (10 x 5 m). Shaded parking.









