



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8002

• House - Castillonès •

FAVORITE



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

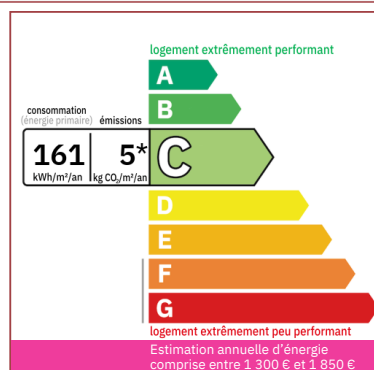
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2013



Castillonès area, comfortable single-story house of approximately 113 m<sup>2</sup> with three bedrooms, two bathrooms, swimming pool and lovely view over rolling countryside... Guaranteed to be a favorite.

140 m<sup>2</sup> living

5 000 m<sup>2</sup>

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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°8002 •

A 2013 timber-framed house of approximately 113 m<sup>2</sup> on a 5,040 m<sup>2</sup> plot.

It comprises:

On the ground floor, a main room with a living/dining room entrance featuring a wood-burning stove, a kitchen, and three bedrooms, including a master suite with a private bathroom, double sinks, and toilet. A second bathroom with a heated towel rail and a separate toilet.

Upstairs, a mezzanine can be used as a fourth bedroom. Outside, a sheltered terrace with a covered porch provides access to a landscaped garden with a 4x8m salt-water swimming pool and a timber-framed storage annex.

The windows are double-glazed.

The individual sanitation system is functional.

The heating system is electric and uses a heat pump.

