

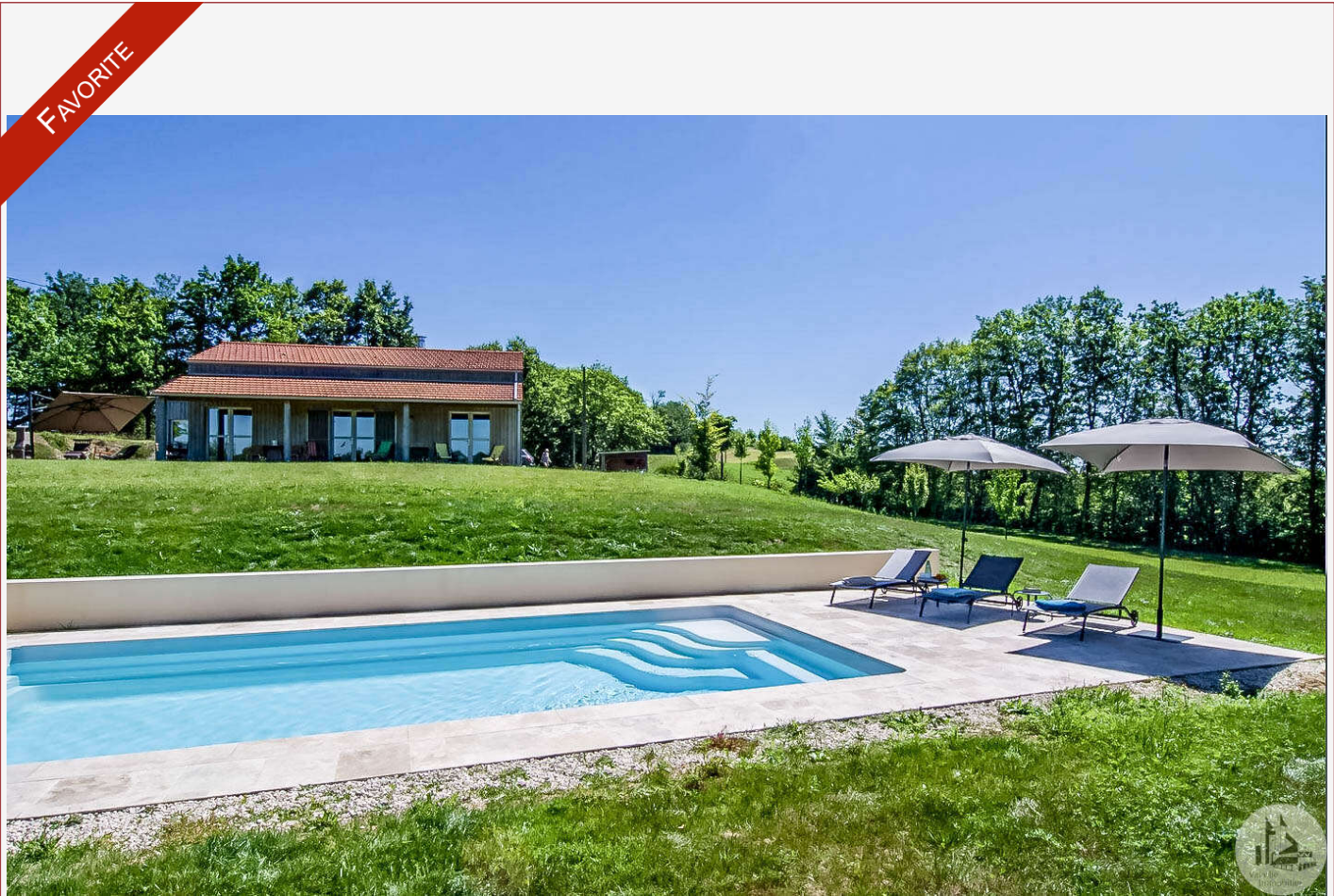


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8002

• House - Castillonnès •



DETAILS

Land surface: 5000 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

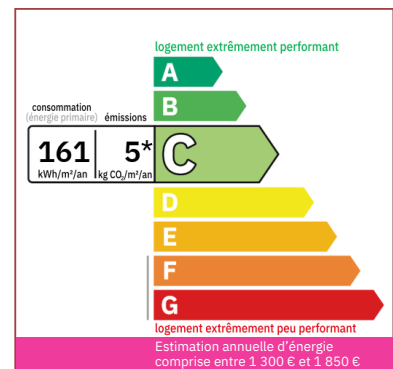
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2013



Castillonnès area, comfortable single-story house of approximately 113 m² with three bedrooms, two bathrooms, swimming pool and lovely view over rolling countryside... Guaranteed to be a favorite.

140 m² living

5 000 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>
thibaut@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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8002 •

A 2013 timber-framed house of approximately 113 m² on a 5,040 m² 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.

