



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8099

• House - Lougratte •



DETAILS

Land surface: 3595 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: CLIM REVERSIBLE SPLIT

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Renovated and functional house of approximately 145m², beautiful living room, terrace, swimming pool and garage (delivered finished for sale). Ideal for a primary residence or a seasonal rental investment.

145 m² living

3 595 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

371 000 €

Agency fees: 6 % VAT included*

Price without fees: 350 000 €

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



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Located in a quiet and pleasant environment, this house impresses with its functionality, well-designed spaces, and modern amenities.

From the entrance (4.9m²), you discover a bright and welcoming living space. The kitchen (12.5m²), closed but adjoining the living room, is functional and connects directly to the pantry, ideal for storage and organization. The living room (26m²) and the dining room (17.5m²) form a spacious ensemble, perfect for entertaining or enjoying family time.

The office (14.5m²), set up in the dovecote, with a balcony, offers a quiet and independent space, ideal for teleworking or concentration. This room could easily be used as a bedroom.

On the sleeping area, the house has two master suites, each offering a bathroom and optimal comfort. One with a bathtub, the other with a shower. The one with the bathtub (12.6m² + 4m²), the one with the shower (9.3m² + 2.4m²). It should be noted that there is underfloor heating in the bathrooms.

A third bedroom with closets (14m²), located on the ground floor, completes this layout, ideal for accommodating children, guests, or as a guest room.

Outside, the adjoining land offers a beautiful terrace, perfect for summer meals or relaxing moments. The chlorine-treated swimming pool (5x11/90 cm deep on the shallow end and approximately 1.80 m at the diving pit) is located nearby, while the garage, currently under construction, will be delivered ready for sale.

This house is waiting for you: modern, functional, and ready to welcome you in the best possible conditions!

