



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6955

• House - Bergerac •

SOLD



DETAILS

Land surface: 1700 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood

Drainage/sewage: Septic tank

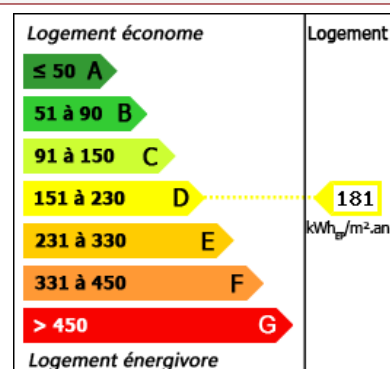
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



In a very sought-after location near Bergerac, quiet with a lovely view of the countryside. Bright single storey house, enclosed garden.

125 m² living

1 700 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

318 000 €

Agency fees: 6 % VAT included*

Price without fees: 300 000 €

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



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• Description ref n°6955 •

Old single storey farmhouse type house located 5 minutes by car from Bergerac.

The house is located at the end of a dead end street and has a lovely view of the surrounding countryside.

Single storey including a south/west facing living room with a view of the garden of approx. 45m²: fitted kitchen/living room with insert fireplace, exposed stone wall, old stone sink, exposed beams kitchen redone in 2020, travertine floor redone in 2022.

On one side, 2 adjoining bedrooms of 17m² and 15.5m², one of which opens to the outside, possibility of creating a large en-suite bedroom.

On the other side a corridor leads to 1 bedroom of approx. 15.3m² with French window onto the park, a laundry area,

a bathroom with walk-in shower

an independent individual toilet;

1 other bedroom approx. 10.8m² and 1 room (fitted in part of the adjoining outbuilding with the possibility of extending the living space)

The joinery is double-glazed PVC.

Wood and electric heating: Insert with heat recovery system, electric radiators with fluid inertia

Attic insulation (30cm cellulose wadding) redone in 2015, individual sanitation

redone in 2022 (ecoflo microstation)

