



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1460

• House - Castillonès •



## DETAILS

**Land surface:** 4612 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**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

Near CASTILLONNES (47), 30 km from Bergerac (24) House on an Island, by the river Dropt, 3 bedrooms, small kitchen, dining room, living room with fireplace, 3 bedrooms 2 basement bathroom. Beautiful wooded grounds of 4000m<sup>2</sup>

100 m<sup>2</sup> living

4 612 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

107 000 €

Agency fees: 7 % VAT included\*

Price without fees: 100 000 €

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



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## • Description ref n°1460 •

House campaign status exceptionnele plaster including:entrance on ground floor serving a small kitchen equipped laboratory cupboards, 4 gas burners, oven multi cookinga dining room, a lounge with French doors to the terrace, fireplace,-a bedroom ground floor with bathroom, river viewUpstairs: landing with separate toilet, a bathroom with tub separate toilet, 2 bedroomsGas central heating, double glazing and frames in PVCBroke ground in a storeroom and a garage workshopOn the outside:well2 wooden garagesPark of 4000 m2Improper sanitationproperty tax € 465housing tax € 385

