



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1514

• House - Bergerac •

SOLD



## DETAILS

**Land surface:** 6.23 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

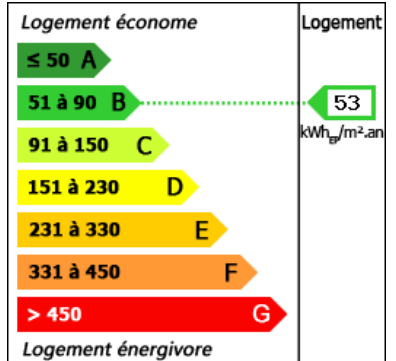
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1985



Magnificent views, calm peaceful setting 4 bedrooms, pool, guest house , barn/workshop, land surrounding property of 9 hectares.

250 m<sup>2</sup> living

62 300 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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Price fees included

424 000 €

Agency fees: 6 % VAT included\*

Price without fees: 400 000 €

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



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## • Description ref n°1514 •

The main house consists of fitted kitchen with tiled floor 27 m<sup>2</sup>, french doors leading to the garden .

Sitting room 31.13 m<sup>2</sup> tiled floor , fireplace, double aspect french doors

Guest cloakroom with basin

Corridor leading to:

Bedroom 20.90 m<sup>2</sup> carpet, wardrobes, ensuite

bathroom 5.90 m<sup>2</sup>

Staircase leading to landing

Bedroom carpet 19.77m<sup>2</sup>

Bedroom carpet of 13.30 m<sup>2</sup>

Family bathroom 7.02 m

WC with hand basin, fitted cupboards

Bedroom of 21.11 m<sup>2</sup> room carpet, ensuite bathroom

5.90 m<sup>2</sup>

This property benefits from double glazing, electric heating

Septic tank

Desjoux pool 12 x 5

Restored stone barn sympathetically restored, exposed stone and beams comprising large living room of 64 m<sup>2</sup> tiled floor, Superb fireplace

fitted kitchen 31.34m,

Bedroom of 22m carpet , bathroom 5.38m, corridor

4.88m, 1 gallery/mezzanine bedroom 23.54m Electric heating

Barn / workshop

