



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 22

• House - Castillonnes •



## DETAILS

**Land surface:** 1461 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed 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

Perigord authentic restored house, 4km from CASTILLONNES, house on one level, stone and timber construction, with swimming pool, lots of charm ideal for holidays

112 m<sup>2</sup> living

1 461 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

211 000 €

Agency fees: 5,5 % VAT included\*

Price without fees: 200 000 €

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



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## • Description ref n°22 •

Charming villa of approx. 100 m<sup>2</sup> living space : Entrance to living room of approx. 35 m<sup>2</sup> with fireplace and wood burning stove, old fashioned tiled floor, following a kitchen with dining area of approx. 23.5 m<sup>2</sup>, bathroom with separate wc, a bedroom of approx. 11.30 m<sup>2</sup> - a bedroom of approx. 11.23 m<sup>2</sup> - a bedroom of approx. 13 m<sup>2</sup> with a mezzanine, bathroom with walk-in shower and separate toilet. Electric heating. An 18 m<sup>2</sup> covered terrace - Pool of 5 x 11 with liner, filtration and salt process. Parking. Beautiful garden of approx. 1400 m<sup>2</sup>

