



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2509

• House - Castillonnès •



## DETAILS

**Land surface:** 4500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second 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

Halfway between the bastide of Castillonnès and Bergerac, house of 112m<sup>2</sup> livable with ground around. Many outbuildings including an annex living, double garage and large shed.

112 m<sup>2</sup> living

4 500 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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Price fees included

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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



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## • Description ref n°2509 •

A house used as a dwelling with land around, including :

On the ground floor :

- veranda
- kitchen (17m<sup>2</sup>)
- lounge/dining room (34m<sup>2</sup>)
- corridor (2,7m<sup>2</sup>)
- 1 room (17,2m<sup>2</sup>)
- w. c independent (1,3m<sup>2</sup>)
- bathroom (5,7m<sup>2</sup>)
- storage room (2,7m<sup>2</sup>)

On the floor :

- bedroom 2 with access to loft (fitted) by a wooden staircase (13,8m<sup>2</sup>).
- bedroom 3 with fireplace functional (17,6m<sup>2</sup>).

Outside :

- annex livable composed of a room with kitchenette, a w. c and a bathroom.
- double garage
- hangar
- Various small outbuildings formerly used for lapinière, chicken coop, and others; large room with fireplace (35m<sup>2</sup>).

Miscellaneous :

- Wells with a little water
- Single glazed windows in the dining room, double-glazed windows in the conservatory, on-glazed windows in the kitchen and in the rooms.
- any part above the living room could be fitted out, access to this floor by the back of the house.

