



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5119

• House - Castillonnès •



## DETAILS

**Land surface:** 10882 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second 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

Real estate complex consisting of a périgord and a barn to arrange in a cottage , a dovecote , a land of about 1 hectare, with a swimming pool , all to renovate , in a bucolic setting .

400 m<sup>2</sup> living

10 882 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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





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## • Description ref n°5119 •

The main house in stone of style périgourdine with an extension of brick includes:

an entry on living room with corner kitchen, a fireplace ,  
exposed beams to the ceiling , traces of infiltration .

A dining room with large stone fireplace,with French  
window on the garden, of approx 14M2

an office of 14 m2

a room with access to the outside world

A bathroom

A toilet

A room with a marble fireplace of 16M2

A corridor leads to a sleeping area with 2 rooms of 22m2  
each with fireplace

A bucher gives access to the convertible top of the area  
on the floor of the house

The grange arrange to renovate includes :

Living room with former creche of about 80m2

A kitchen with a door hard in the garden

A cellar

A room in rdv with room of water and wc

Upstairs a landing serves:

An apartment with living room, bedroom and shower  
room,wc.

4 rooms with room water and wc .

A barn

A dovecote

A swimming pool was renovate

Sanitation non-compliant

Traces of infiltration

Single glazing

