



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6152

• House - Castillonnès •



## DETAILS

**Land surface:** 424 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

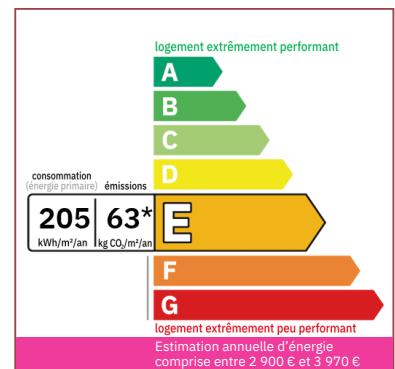
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



191m2 house with 5 bedrooms, garden, all amenities within walking distance, 25 min from Bergerac. No major work to be planned, very good general state of maintenance.

191 m<sup>2</sup> living

424 m<sup>2</sup>

Non-binding document

- Castillonnès -

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Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



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## • Description ref n°6152 •

Dwelling house comprising:

On the ground floor :

- entrance hall (9.8m<sup>2</sup>),
- living room with decorative open fireplace (24.5m<sup>2</sup>),
- kitchen with sink, tiled floor, a window and a French window opening onto the veranda (approx. 19m<sup>2</sup>),
- bedroom with parquet floor, decorative fireplace (24m<sup>2</sup>),
- shower room with spa shower, tumble dryer and washing machine in the right cupboard, basin with storage unit (6.5m<sup>2</sup>)
- corridor (6.5m<sup>2</sup>),
- independent w.c with washbasin,
- unheated veranda with floor tiles (38.8m<sup>2</sup>).

Upstairs :

- landing (4m<sup>2</sup>),
- bathroom with bath, shower, bidet and basin (7m<sup>2</sup>),
- independent w.c with electric heater, window and door leading to one of the bedrooms,
- bedroom 2 with fitted carpet, 2 windows, 1 cupboard, decorative fireplace (18.7m<sup>2</sup>)
- bedroom 3 with old parquet floor (10.9m<sup>2</sup>),
- bedroom 4 with window, wooden floor, cupboard, decorative fireplace (24.2m<sup>2</sup>)
- bedroom 5 with wardrobe (12m<sup>2</sup>),
- hallway with window (9.4m<sup>2</sup>).

Attic above with blown insulation (60m<sup>2</sup>), 4 PVC double glazed windows.

Cellar and basement in 4 parts / water softener: basement of 33 m<sup>2</sup> with concrete floor, horse feeder, 46.5 m<sup>2</sup> with fuel tank and VIESSMANN boiler, and behind another cellar of 47.5 m<sup>2</sup> with a wine cellar area of 4.5m<sup>2</sup>.

Land not adjoining the back of the house, but enclosed and planted with trees.

Various :

- oil central heating (boiler changed in 2015)
- PVC double glazing (2005), wooden shutters.
- all in the sewer
- redesign of the roof and gutters in 2013.
- exterior light (2019)
- 2020 facade cleaning, low walls

