Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6152 • House - Castillonnès •



DETAILS

Land surface: 424 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

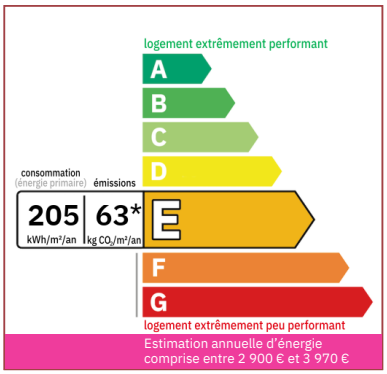
Swimming pool: No

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 m² living

424 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

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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Dwelling house comprising:

On the ground floor :
- entrance hall (9.8m2),
- living room with decorative open fireplace (24.5m2),
- kitchen with sink, tiled floor, a window and a French window opening onto the veranda (approx. 19m2),
- bedroom with parquet floor, decorative fireplace (24m2),
- shower room with spa shower, tumble dryer and washing machine in the right cupboard, basin with storage unit (6.5m2)
- corridor (6.5m2),
- independent w.c with washbasin,
- unheated veranda with floor tiles (38.8m2).

Upstairs :
- landing (4m2),
- bathroom with bath, shower, bidet and basin (7m2),
- 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 (18.7m2)
- bedroom 3 with old parquet floor (10.9m2),
- bedroom 4 with window, wooden floor, cupboard, decorative fireplace (24.2m2)
- bedroom 5 with wardrobe (12m2),
- hallway with window (9.4m2).

Attic above with blown insulation (60m2), 4 PVC double glazed windows.

Cellar and basement in 4 parts / water softener: basement of 33 m2 with concrete floor, horse feeder, 46.5 m2 with fuel tank and VIESSMANN boiler, and behind another cellar of 47.5 m2 with a wine cellar area of 4.5m2.
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

