



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6837

• House - Castillonnès •



## DETAILS

**Land surface:** 17756 ha

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

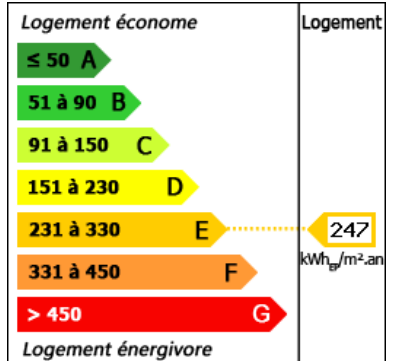
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



This property in the heart of the countryside at the end of its private road, quality restored stone property including a house, a barn, a dovecote, swimming pool. Well.

260 m<sup>2</sup> living

177 560 000 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

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Price fees included

535 500 €

Agency fees: 5 % VAT included\*

Price without fees: 510 000 €

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



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## • Description ref n°6837 •

To discover without delay this Périgourdine of approx. 260m<sup>2</sup>, can be sold with certain furniture. It is located 5 minutes from Castillonnes, 10 minutes from Issigeac and 25 minutes from Bergerac.

The house is composed as follows:

An entrance hall, a fully equipped kitchen of approximately 24m<sup>2</sup> in white limed oak, a pantry/laundry room, a living room of approximately 60m<sup>2</sup> with 3 French doors opening onto the terrace.

A corridor serves: 2 bedrooms of approximately 15m<sup>2</sup>, a bathroom and a separate toilet.

A staircase leads upstairs: a landing of more than approximately 20m<sup>2</sup>, 4 bedrooms including a master suite of approximately 33m<sup>2</sup> with exposed framework, with its bathroom and toilet.

A second independent bathroom with a toilet.

The house is sold fully furnished! All you have to do is pack your bags and enjoy...

A 12X6 chlorine swimming pool with alarm, new liner, surrounding beach and covered terrace.

Terrace all around the swimming pool with a covered part, stone swimming pool room.

An old dovecote to completely renovate of approximately 50m<sup>2</sup>.

A semi-open hangar

Electric heating

Well

TF:1400€

