

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6882

House - Castillonnès



DETAILS		Logement économe
Land surface: 9408 m <sup>2</sup>	Swimming pool: Yes	ST A DPE en cours
Number of bedrooms: 4	Ground floor living: Yes	91 à 150 C
Number of levels: 0	Work needed: No work	151 à 230 D
Number of levels.		231 à 330 E
Type of heating: Climatisation réversible en gainable	Fireplace: No	331 à 450 F
Drainage/sewage: MICRO STATION	Built: Not specified	> 450 G
		Logement énergivore

It is in a small secluded corner that you will find this house, designed to be comfortable and economical, 3 minutes from the Bastide de Castillonnès near Périgord Pourpre and Bergeracois on more than 9000m<sup>2</sup> of land.

165 m<sup>2</sup> living

9 408 m<sup>2</sup>

Non-binding document

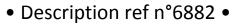
Frédérique Bidois Agent commercial Tel : 06 74 55 44 56 https://valadie-immobilier.com frederique@valadie-immobilier.com Price fees included 329 000 €

Agency fees: 5,1 % VAT included\* Price without fees: 313 000 € \*The agency fees are entirely at the cost

of the purchaser

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A small path will allow you to guess this property, on one level, where you can settle in effortlessly, since nothing has been forgotten both in its chic decoration and in its functional and economic side.

You enter directly into the 60m<sup>2</sup> living room, parquet effect tiled floor, bathed in light through its large bay windows, with its kitchen open to the living room and dining room. You will enjoy your guests and the swimming pool.

The sleeping areas have been distributed on each side. And there is a master suite of 36.34m<sup>2</sup>, consisting of a bedroom, a bathroom and a dressing room.

On the other side, a  $5.82m^2$  corridor leads to three bedrooms of  $15m^2$ ,  $12.10m^2$ ,  $13.58m^2$  and a bathroom of  $9.93m^2$  with washing machine and dryer. Some bedrooms have built-in wardrobes. Parquet floors in the bedrooms.

Out of sight, directly accessible through one of the bay windows of the living area, there is a travertine terrace of approximately  $35m^2$ , allowing you to enjoy the fully secure 8x4m swimming pool.

A 50 m<sup>2</sup> outbuilding with two large bay windows could be converted into a summer kitchen, a gîte, etc. and is currently used as a gym.

Aluminum double glazing Electric roller shutters Compliant sanitation: microstation House under ten-year warranty Reversible heat pump, ducted in the ceilings. Thermostat in each room. No work needed.







