



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6882

• House - Castillonnès •



## DETAILS

**Land surface:** 9408 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Climatisation réversible en gainable

**Drainage/sewage:** MICRO STATION

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**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

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>

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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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## • Description ref n°6882 •

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<sup>2</sup> corridor leads to three bedrooms of 15m<sup>2</sup>, 12.10m<sup>2</sup>, 13.58m<sup>2</sup> and a bathroom of 9.93m<sup>2</sup> 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<sup>2</sup>, 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.

