



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6951

• House - Bergerac •



## DETAILS

**Land surface:** 2428 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 0

**Type of heating:** CLIMATISATION REVERSIBLE

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

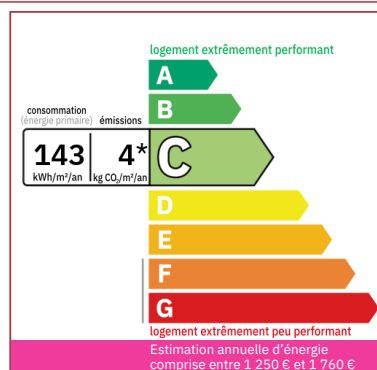
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1989



House from 1989, approximately 155m<sup>2</sup> of living space with large living room, 6 bedrooms, swimming pool, jacuzzi, enclosed grounds, quiet, 10 minutes from Bergerac and its airport!!!

155 m<sup>2</sup> living

2 428 m<sup>2</sup>

- Castillonès -

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Price fees included

388 500 €

Agency fees: 5 % VAT included\*

Price without fees: 370 000 €

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





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## • Description ref n°6951 •

Dwelling house including:

- entrance to open kitchen equipped with gas hob (bottles outside), hood (new), dining room/living room with wood stove (49m<sup>2</sup> of living space in total),
- pantry/laundry room with water softener, built-in oven, thermodynamic water heater (6.6m<sup>2</sup>),
- hallway with cupboards (6.3m<sup>2</sup>),
- room with shower and w.c (2.2m<sup>2</sup>),

EXTENSION from 2007, parquet effect tiles:

- hallway (11.3m<sup>2</sup>),
- 2 bedrooms of 12.2m<sup>2</sup>,
- Bedroom 3 with cupboards and French window opening onto the terrace (12.5m<sup>2</sup>),
- bedroom 4 with cupboards (11m<sup>2</sup>),
- second hallway (3.4m<sup>2</sup>) serving: a toilet with sink, a shower room - walk-in shower and double sink redone a year ago (5.7m<sup>2</sup>), two other bedrooms with cupboards (10.3m<sup>2</sup> and 12.5m<sup>2</sup>), the dressing room does not remain.

Enclosed grounds, chlorine swimming pool (shell) 10x5 under ten-year guarantee, barbecue. Covered terrace with jacuzzi.

Wooden shelters used as a summer kitchen, two garages, shed. Awning for car or camper van.

MISCELLANEOUS :

- SPLIT REVERSIBLE AIR CONDITIONING, ducted heat pump for extension.
- double glazing
- municipal access road

