



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6968

• House - Castillonès •



## DETAILS

**Land surface:** 3750 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** GRANULES ET ELECTRIQUE

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**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

Charming stone property between Issigeac and Castillonès, not isolated.  
Easy access to Bergerac.  
The main house has 3 bedrooms, barn, well and land

110 m<sup>2</sup> living

3 750 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°6968 •

This stone house with very pretty garden and beautiful view of the surrounding countryside, not isolated  
The house was renovated in the 1990s by local craftsmen using quality materials and benefits from double glazing, electric heating and a pellet stove.  
The house is on the ground floor  
Entrance to living room of approximately 30.5 m<sup>2</sup>, exposed beams, tiled floor. Peeled pan.  
Kitchen of 34 m<sup>2</sup> with veranda, garden access  
A pantry for storage  
16.7m<sup>2</sup> room  
2 bedrooms of 12 M<sup>2</sup> and 13M<sup>2</sup>  
parquet floor, exposed beams  
A separate shower room and toilet to modernize  
Laundry  
A cellar with well  
A barn of approx. 200m<sup>2</sup>  
Land around 1644m<sup>2</sup>, possibility of having more land.

