

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6968

• House - Castillonnès •



## **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

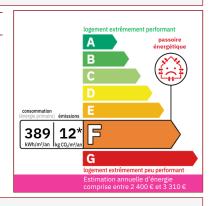
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

**Built:** Not specified



Charming stone property between Issigeac and Castillonnès, 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>

Castillonnès -12 Place Jasmin47330 Castillonnès

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

Non-binding document



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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 m2, exposed beams, tiled floor. Peeled pan.

Kitchen of 34 m 2 with veranda, garden access

A pantry for storage

16.7m2 room

2 bedrooms of 12 M2 and 13M2

parquet floor, exposed beams

A separate shower room and toilet to modernize

Laundry

A cellar with well

A barn of approx. 200m2

Land around 1644m2, possibility of having more land.











