



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7122

• House - Castillonès •

FAVORITE



## DETAILS

**Land surface:** 42029 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

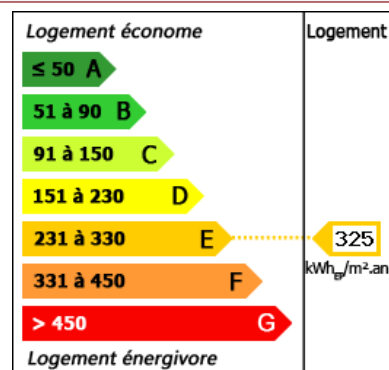
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Set of character close to a medieval village, charming property located in the countryside, open and quiet environment. Stone house, large barn studio and old workshop, pond, well, land of approx. 4 hectares.

180 m<sup>2</sup> living

42 029 m<sup>2</sup>

- Castillonès -

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Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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





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## • Description ref n°7122 •

Charming stone property with its outbuildings located 25 km south of Bergerac and its airport.

It is 4 km from the charming little town of Castillonnes with its shops and restaurants and 9 km from the village and its bastide town of Villereal.

The house is served by two private driveways with electric gates running alongside the oak plantation.

The property offers many assets: a studio, a stone barn, an old workshop-hangar.

The house offers approximately 180 m<sup>2</sup> of living space. Restored stone house including:

an entrance with exposed stone wall,  
the kitchen with closed fireplace, glass door opening onto the veranda with bread oven.

The living room with its double-sided fireplace, stone wall, staircase leading to the dovecote floor: a landing, a small bedroom with carpeted floor, a bedroom with carpeted floor, a toilet and hand basin.

A hallway serves the sleeping area of the ground floor:

A bedroom with 1 window, carpeted floor

A bedroom with carpeted floor, a French window onto a covered terrace

A bathroom with shower and bathtub, bidet

An independent toilet with hand basin

Laundry

The cellar and the back cellar are accessible from the living room and the outside.

The house has electric and wood heating.

A studio, entrance onto veranda, a living room with equipped kitchen, a laundry room, a toilet, a bathroom.

A large stone barn with workshop space, an open lean-to with stone sink, a closed lean-to used as storage for wood.

a hangar/workshop with concrete frame with concrete floor, 5 gates.

The land is partly enclosed with an orchard, an oak plantation, a well, a pond.

Individual sanitation

