



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7142

• House - Bouniagues •



## DETAILS

**Land surface:** 4155 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** FOSSE ECOFLO

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1985

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

Very beautiful property, without work, close to shops but in a green setting in a dominant position, without nuisance. Lots of light, a large living room with an open fireplace, charm and serenity!

190 m<sup>2</sup> living

4 155 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7142 •

All you have to do is put down your suitcases and enjoy the calm, the view and our beautiful region in this Périgord region which will seduce you with its volumes, the ideal layout of its rooms and beautiful light!

It is also entirely possible to live on one level, the ground floor still offering 130m<sup>2</sup> of living space.

She understands :

- an entrance hall (6.5m<sup>2</sup>),
  - a very beautiful modernized fitted oak kitchen (approximately 18m<sup>2</sup>), with its appliances, note that the ceramic hobs are recent, with direct access to a pleasant terrace,
  - a living/dining room with open fireplace (30m<sup>2</sup>), and a winter lounge area (approximately 16m<sup>2</sup>), 3 French windows give direct access to the terrace,
- From the entrance hall, a corridor serving:
- 2 bedrooms of just over 12m<sup>2</sup>, one of which with cupboards,
  - w.c with hand basin,
  - a bathroom with double sink, bathtub and large storage cupboard (approximately 11m<sup>2</sup>),
  - an office, currently the room is used as an ironing room for example (9.7m<sup>2</sup>),
  - a laundry/boiler room with storage cupboards and door giving access to the outside (12m<sup>2</sup>), with electric meter,

From the living room, a beautiful abalone staircase leads upstairs (58m<sup>2</sup> Carrez law) which includes:

- a mezzanine which could easily be used as an office or play area (15m<sup>2</sup>),
- a hallway which serves a third bedroom of 16m<sup>2</sup>, independent sanibroyeur type toilets and a shower room,
- a corridor which in turn leads to a fourth bedroom of approximately 18m<sup>2</sup> and an adjoining dressing room of approximately 3.7m<sup>2</sup>.

Outside, a double independent garage (insulated, concrete floor and manual gate for each), a beautiful wooded park with a clear view of the surroundings.

Miscellaneous :

- oil central heating
- double-glazed joinery (except a French window in the office/ironing room which was the old garage, converted).
- 200l cumulus (2 years)

