



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7151

• House - Castillonès •



## DETAILS

**Land surface:** 23172 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** CHAUFFAGE AU SOL + INSERT

**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

A magnificent view, in the heart of the woods, this Périgord offers beautiful living rooms, very bright, 3 bedrooms, possibility of living on one level, a beautiful terrace at the back with a well and 2 adjoining hectares.

150 m<sup>2</sup> living

23 172 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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



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## • Description ref n°7151 •

Dwelling house with adjoining land including:

- entrance hall (11.8m<sup>2</sup>),
- living/dining room with insert fireplace (53.8m<sup>2</sup>),
- kitchen (19.2m<sup>2</sup>),
- pantry/laundry room (9.3m<sup>2</sup>),
- shower room with toilet (4.8m<sup>2</sup>),
- hallway with cupboards (2.7m<sup>2</sup>),
- two bedrooms (15 and 12.7m<sup>2</sup>)
- a bathroom (7.6m<sup>2</sup>)

Upstairs: landing, mezzanine, bedroom (19.7m<sup>2</sup>).

Double attached garage (33m<sup>2</sup>)

Cellar below with access from the outside (40.6m<sup>2</sup>)

WELL.

Miscellaneous :

- PVC double glazing
- insert fireplace which heats the upper floor and underfloor heating downstairs.
- individual sanitation

