



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7306

• House - Castillonnès •



DETAILS

Land surface: 1551 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

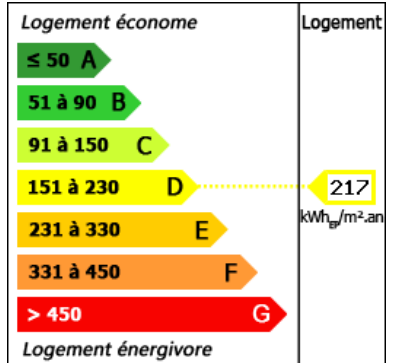
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes open hearth

Built: 1800



House of 120m², 3 bedrooms, large living room, heated swimming pool, double garage, covered terrace! 7 minutes from Castillonnès and 20 minutes from Bergerac.

120 m² living

1 551 m²

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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Price fees included

254 400 €

Agency fees: 6 % VAT included*

Price without fees: 240 000 €

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



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A dwelling house comprising:

- entrance to living room with fitted wardrobes (32.8m²),
- open kitchen equipped with dining area and functional fireplace (16m²),
- hallway (7.7m²),
- 2 bedrooms with wooden floors and roller shutters (10.2 and 8.9m²),
- office (8.3m²),
- independent toilets,
- bathroom with sink, bath and window (4.7m²).

Adjoining the house the old barn converted in 2005 including:

- hallway with cupboards (4.4m²),
- bedroom with French window and shutters (13.3m²),
- shower room with double sink, spa shower and window (6.4m²),
- independent toilets,
- pantry / laundry room, with hot water tank (9m²),
- room used as a pool room.

Outside ;

- Swimming pool heated with chlorine 4x8m (heat pump).
- Double Garage with electric gate (40.3m²)
- Covered tiled terrace (28m²) with barbecue.
- Photovoltaic panels.

Miscellaneous:

- PVC and wood double glazing joinery.
- Electric heating
- individual sanitation

