



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7306

• House - Castillonnès •



## DETAILS

**Land surface:** 1551 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

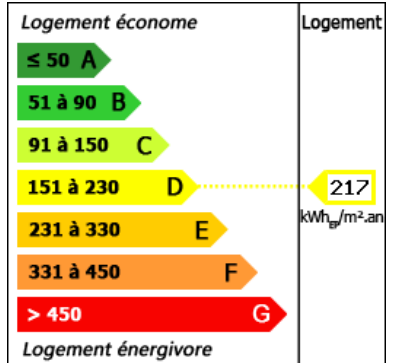
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1800



House of 120m<sup>2</sup>, 3 bedrooms, large living room, heated swimming pool, double garage, covered terrace! 7 minutes from Castillonnès and 20 minutes from Bergerac.

120 m<sup>2</sup> living

1 551 m<sup>2</sup>

- 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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## • Description ref n°7306 •

A dwelling house comprising:

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

Adjoining the house the old barn converted in 2005 including:

- hallway with cupboards (4.4m<sup>2</sup>),
- bedroom with French window and shutters (13.3m<sup>2</sup>),
- shower room with double sink, spa shower and window (6.4m<sup>2</sup>),
- independent toilets,
- pantry / laundry room, with hot water tank (9m<sup>2</sup>),
- room used as a pool room.

Outside ;

- Swimming pool heated with chlorine 4x8m (heat pump).
- Double Garage with electric gate (40.3m<sup>2</sup>)
- Covered tiled terrace (28m<sup>2</sup>) with barbecue.
- Photovoltaic panels.

Miscellaneous:

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

