



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7337

• House - Bergerac •



## DETAILS

**Land surface:** 3441 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** 1900

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

Quiet, not overlooked, with beautiful adjoining land, Périgord to modernize, ideal for a first investment or to make a charming gîte, 15 minutes from Bergerac and its airport!!

60 m<sup>2</sup> living

3 441 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7337 •

### To visit !

Périgourdine comprising: living room with kitchen (28.6m<sup>2</sup>), hallway (4m<sup>2</sup>), 1 bedroom (10.5m<sup>2</sup>), 1 office (8.6m<sup>2</sup>), 1 shower room (5.3m<sup>2</sup>), 1 toilet.

Cellar at the back with dirt floor. Covered shelter. Attic accessible from the outside.

Adjoining land with well.

Individual sanitation

