



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7405

• House - Castillonnès •



## DETAILS

**Land surface:** 2115 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

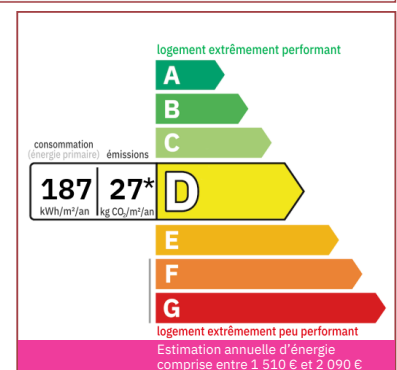
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Old renovated farmhouse with its independent studio, a bedroom on the ground floor with shower room, beautiful open living room, wooded grounds, well, indoor swimming pool with a dome.

119 m<sup>2</sup> living

2 115 m<sup>2</sup>

- Castillonnès -  
12 Place Jasmin  
47330 Castillonnès  
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Price fees included

290 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 273 585 €

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





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## • Description ref n°7405 •

Lots of charm for this old renovated farmhouse close to a listed village with all shops and 25 minutes from BERGERAC, its airport and its train station.

Country house of approx. 118m<sup>2</sup> in a quiet but not isolated area while enjoying the swimming pool and the wooded and flowered grounds.

The main house is composed as follows:  
veranda

Living room / dining room, crossing with fireplace,  
a fitted kitchen,

a bedroom on the ground floor with shower room and toilet.

Upstairs: 3 beautiful bedrooms around a mezzanine serving as a TV corner and a toilet.

The studio of approx. 60 m<sup>2</sup> includes:

a living room with wood stove, kitchen area,  
a bathroom with hip bath, a separate toilet,  
a floor with sleeping area

Outside a park with its orchard,

A swimming pool with dome, equipment for counter-current swimming (pump in the veranda of the cottage).

2 Terraces

Gas heating, for the main house insert and wood stove

Individual sanitation

2 garages, one with an additional bathroom.

Property tax: €779

