



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7448

• House - Bergerac •



DETAILS

Land surface: 571 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1962

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

Ideally located in a quiet street, just 2km from the town centre, supermarket within walking distance, this house is made up of two levels of approximately 60m² each, with adjoining garden, garage, well.

120 m² living

571 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

192 600 €

Agency fees: 7 % VAT included*

Price without fees: 180 000 €

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



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Dwelling house comprising on the first floor:

- landing with cupboards,
- fitted kitchen (gas hob, oven, space for a dishwasher (9.5m²),
- living/dining room (15 + 9.8m²), parquet flooring,
- two bedrooms (11.3m² and 10m² approximately), vitrified parquet floors,
- shower room with bidet, washbasin, spa shower (3.35m²), redone 3 years ago,
- separate toilet.

In the basement:

- kitchen (14m²),
- living room (11.5m²),
- bedroom (9.3m²),
- shower room with toilet, washbasin, bidet, boiler, water heater (9.3m²),
- old garage (15.5m²) height = 1.99m,
- hallway with cupboards under the staircase.

Independent garage with new gate, adjoining garden, well (only for the garden, pump in the garage).

Miscellaneous:

- FIBER connected
- electric roller shutters upstairs

