



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7532

• House - Castillonès •



## DETAILS

**Land surface:** 10346 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Geothermal

**Drainage/sewage:** Septic tank

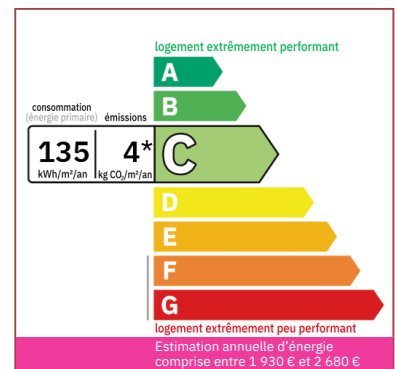
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



30 minutes south of Bergerac, superb stone house of 240 m<sup>2</sup>, completely renovated with taste, its barn of 400 m<sup>2</sup> in excellent condition and its dovecote converted into a gîte, surrounded by a wooded park of more than one hectare.

240 m<sup>2</sup> living

10 346 m<sup>2</sup>

Pricaz Thibaut

Agent commercial

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Price fees included

614 800 €

Agency fees: 6 % VAT included\*

Price without fees: 580 000 €

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



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## • Description ref n°7532 •

18th century stone house comprising a fully renovated dwelling house with a mansard roof, a barn and a dovecote on a plot of 13,460 m<sup>2</sup>.

The 240 m<sup>2</sup> house is composed on the ground floor: an entrance hall, a living room, a dining room with a closed insert, an office, a kitchen, a separate toilet and a large laundry room with shower.

Upstairs: a landing, two bedrooms, a shower room and a master suite with dressing room and separate toilet.

Outside: a terrace overlooking a wooded park and an above-ground swimming pool.

A barn in good condition with a covered courtyard comprising several annexes and outbuildings.

A circular dovecote, recently renovated, 10 m in diameter by 13 m in height which can be used as a gîte of approximately 150 m<sup>2</sup> on three levels.

Double glazing.

Roof in good condition.

Individual sanitation.

