



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7601

• House - Castillonès •



## DETAILS

**Land surface:** 17756 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

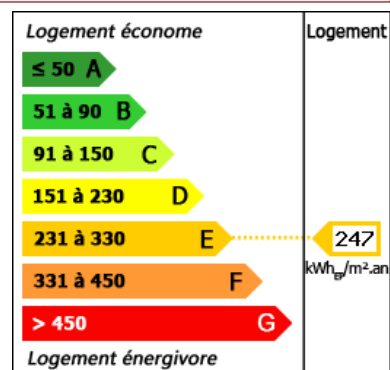
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



This property in the heart of the countryside at the end of its private road, quality restored stone property comprising a house, a barn, a dovecote Swimming pool. Well.

260 m<sup>2</sup> living

17 756 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

445 000 €

Agency fees: 6 % VAT included\*

Price without fees: 420 000 €

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





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## • Description ref n°7601 •

Discover this 260m<sup>2</sup> Périgord house without delay, which can be sold with some furniture. It is located 5 minutes from Castillonnes, 10 minutes from Issigeac, and 25 minutes from Bergerac. The house is composed as follows:

An entrance hall, a fully equipped kitchen of approximately 24m<sup>2</sup> in whitewashed oak, a pantry/laundry room, a living room of approximately 60m<sup>2</sup> with 3 French doors opening onto the terrace.

A hallway leads to two bedrooms of approximately 15m<sup>2</sup>, a bathroom, and a separate toilet.

A staircase leads to the upper floor: a landing of approximately 20m<sup>2</sup>, four bedrooms including a master suite of approximately 33m<sup>2</sup> with exposed beams, with its own shower room and toilet.

A second separate shower room with a toilet.

### Outside:

A 12x6m chlorine pool with alarm, surrounding deck, and covered terrace.

Terrace all around the pool with a covered area, stone pool house.

An old dovecote of approximately 50m<sup>2</sup> to be completely renovated.

A semi-open shed

Electric heating

Well

TF: 1400€

