

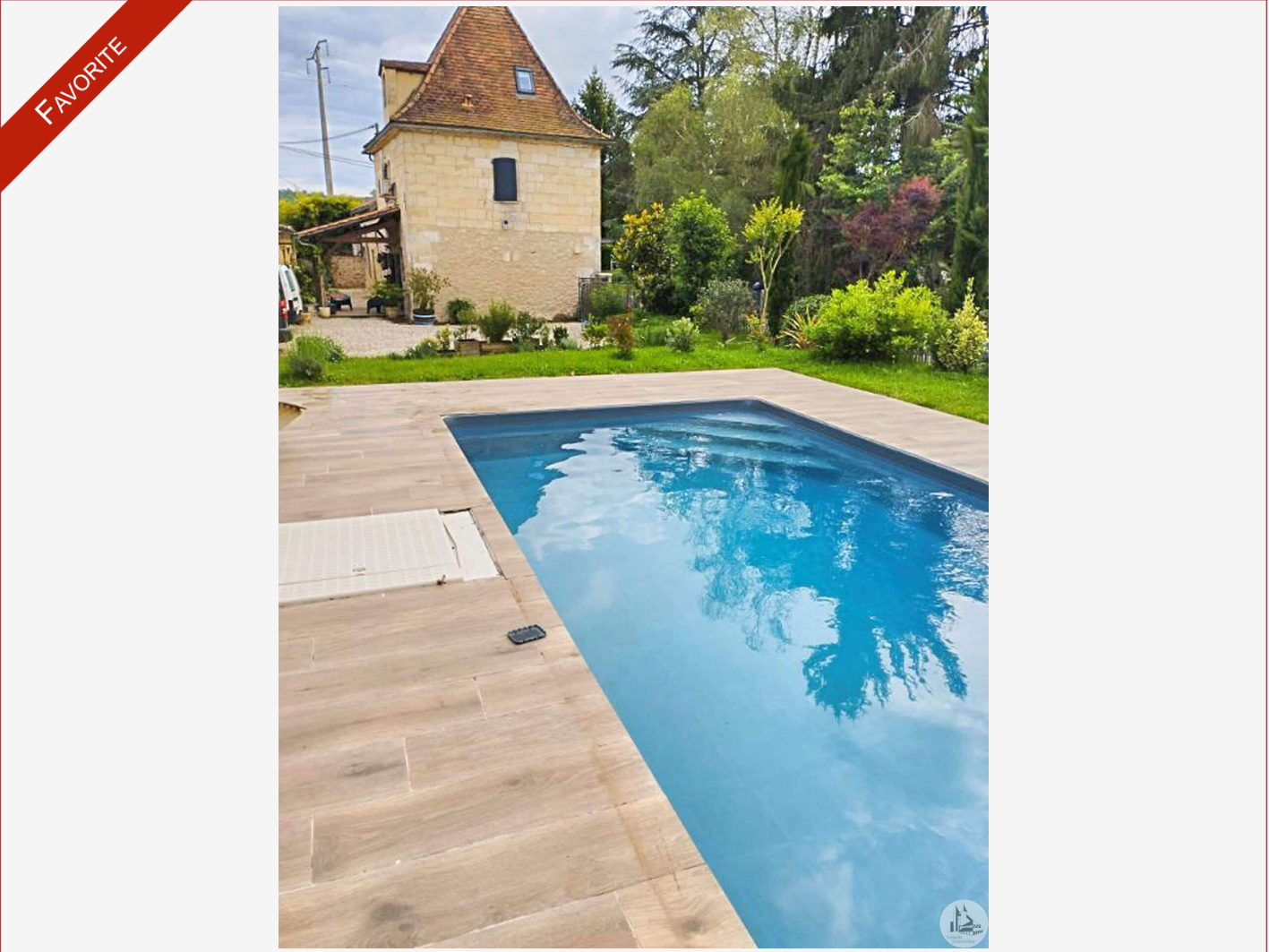


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7761

• House - Bergerac •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** poêle à pellet et pompe a chaleur clim reversible

**Drainage/sewage:** Pit all waters

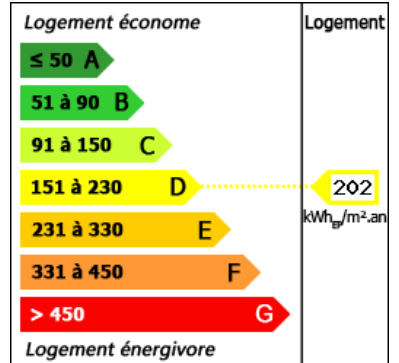
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



15 minutes from Bergerac, charming old house with renovated dovecote of approx. 126 m<sup>2</sup>, land, well, swimming pool

126 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

328 600 €

Agency fees: 6 % VAT included\*

Price without fees: 310 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7761 •

Just 15 minutes from the center of Bergerac, this characterful house, completely renovated between 2019 and 2023, offers a peaceful living environment in the countryside, ready to welcome you, combining old-world charm with modern comforts.

A true haven of peace to discover without delay!

A warm and functional house with 126 m<sup>2</sup> of living space.

On the ground floor:

- Entrance hall with walk-in closet, guest toilet with washbasin
- Dining room - Open kitchen equipped with a gas hob, oven, and extractor fan
- Living room with a stone fireplace and pellet stove, opening onto a terrace and a workshop offering the possibility of connecting the house and the annex.

On the first floor:

- A landing leads to a living room with a stone fireplace
- Two bedrooms with reversible air conditioning
- Shower room and WC

On the second floor:

- A master suite with a dressing room and private shower room

Outside:

- A stone outbuilding of approximately 20 m<sup>2</sup> serving as a laundry room-workshop
- A terrace
- Two carports for parking your vehicles
- Salt-water swimming pool (3.5 m x 7 m) with a deck
- A garden shed housing the pool equipment room
- Landscaped grounds
- Fenced grounds of 1,000 m<sup>2</sup>
- Well with pump
- Double-glazed joinery
- Individual sanitation
- Property tax: €718

