



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7809

• House - Lalinde •



DETAILS

Land surface: 5745 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

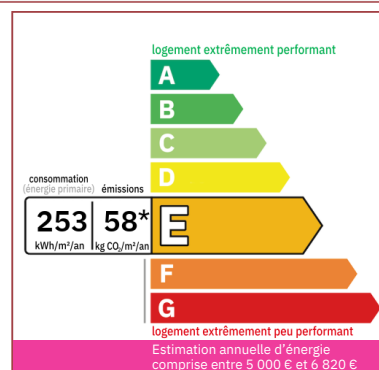
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Local stone house of approx. 180 m², 4 bedrooms, swimming pool, well, beautiful park.

180 m² living

5 745 m²

Non-binding document

- Castillonnes -
12 Place Jasmin
47330 Castillonnes
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included
335 000 €
Agency fees: 6 % VAT included*
Price without fees: 316 120 €
*The agency fees are entirely at the cost of the purchaser



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• Description ref n°7809 •

Authentic Périgord house with swimming pool, outbuildings, and spacious living spaces

Located in a peaceful setting, this charming Périgord house combines character, space, and potential.

On the ground floor:

Spacious 30 m² kitchen with a wood-burning stove, ideal for family meals,

Warm 18.4 m² living room,

Large ground-level bedroom (25 m²) with French doors opening onto the exterior, and its en-suite bathroom with a bathtub (7.2 m²),

Separate toilet with washbasin,

An impressive 55 m² living room offering numerous layout possibilities.

Upstairs:

Beautiful 17.5 m² mezzanine overlooking the living room,

Three comfortable bedrooms (10.6 m², 9 m², and 13.4 m²),

A shower room with sink and toilet.

Outdoors:

Masonry swimming pool (5x10 m shell, chlorine treatment),

26.2 m² garage,

19.5 m² covered shed with an old bread oven and an adjoining 7 m² space,

Two wells, perfect for watering or the pool.

Technical information:

Oil-fired heating,

Single-glazed windows.



A characterful property with generous volumes, offering numerous design possibilities for a primary or secondary