

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7809

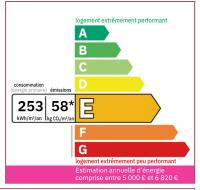
• House - Lalinde •



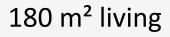
DETAILS

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.



5 745 m²

Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès 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 m^2) with French doors opening onto the exterior, and its en-suite bathroom with a bathtub (7.2 m^2),

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 $m^2, 9 m^2,$ and 13.4 $m^2),$

A shower room with sink and toilet.

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

26.2 m² garage,

19.5 $\,m^2$ covered shed with an old bread oven and an adjoining 7 m^2 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







