



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7809

• House - Lalinde •



## DETAILS

**Land surface:** 5745 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

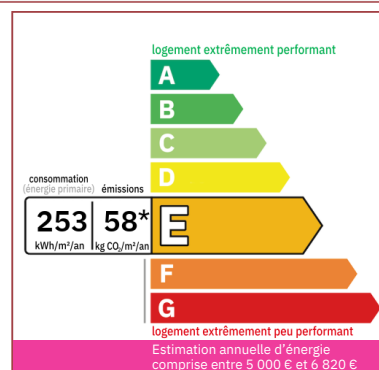
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Local stone house of approx. 180 m<sup>2</sup>, 4 bedrooms, swimming pool, well, beautiful park.

180 m<sup>2</sup> living

5 745 m<sup>2</sup>

- Castillonnes -

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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 m<sup>2</sup> kitchen with a wood-burning stove, ideal for family meals,

Warm 18.4 m<sup>2</sup> living room,

Large ground-level bedroom (25 m<sup>2</sup>) with French doors opening onto the exterior, and its en-suite bathroom with a bathtub (7.2 m<sup>2</sup>),

Separate toilet with washbasin,

An impressive 55 m<sup>2</sup> living room offering numerous layout possibilities.

Upstairs:

Beautiful 17.5 m<sup>2</sup> mezzanine overlooking the living room,

Three comfortable bedrooms (10.6 m<sup>2</sup>, 9 m<sup>2</sup>, and 13.4 m<sup>2</sup>),

A shower room with sink and toilet.

Outdoors:

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

26.2 m<sup>2</sup> garage,

19.5 m<sup>2</sup> covered shed with an old bread oven and an adjoining 7 m<sup>2</sup> 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