



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7910

• House - Castillonnès •

FAVORITE



## DETAILS

**Land surface:** 9481 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

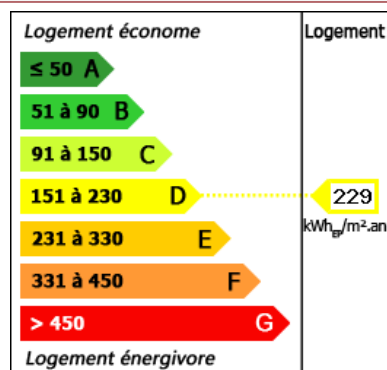
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Stone house in the countryside, no neighbors, land of approx. 98,000m<sup>2</sup>, well.

140 m<sup>2</sup> living

9 481 m<sup>2</sup>

Non-binding document

- Castillonnès -

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Price fees included

389 900 €

Agency fees: 5,4 % VAT included\*

Price without fees: 370 000 €

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





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## • Description ref n°7910 •

30 minutes from Bergerac, at the end of a lane, the property flourishes in a bucolic and unspoiled setting: open meadows, century-old trees, and a stream in a pristine green setting. With no immediate neighbors, no noise, a true haven of peace.

This authentic 19th-century stone residence, carefully restored, invites you to a peaceful and refined lifestyle. Nestled in the heart of a bucolic setting, with no overlooked views or disturbances, it embodies the discreet luxury of absolute tranquility.

With a living area of approximately 140 m<sup>2</sup>, the house captivates from the moment you enter with its charm and authenticity.

Its 55 m<sup>2</sup> living room, bathed in light, features a cathedral ceiling, stone walls, exposed beams, and a rare antique stone sink. It opens generously onto the terrace and garden.

The separate, custom-built kitchen, measuring 16.27 m<sup>2</sup>, combines charm and functionality.

The sleeping area features two bedrooms measuring 9.78 m<sup>2</sup> and 11.15 m<sup>2</sup>, a bright 21 m<sup>2</sup> mezzanine serving as a third bedroom, a 4.86 m<sup>2</sup> dressing room, and a cozy 6.38 m<sup>2</sup> office housed in the dovecote.

A 7.68 m<sup>2</sup> bathroom with a bathtub, bidet, and toilet, as well as a separate guest toilet (1.64 m<sup>2</sup>), complete the interior features.

Outside, the landscaped grounds offer a vegetable garden fed by an old well, an orchard, numerous outbuildings, and an ideal space for keeping horses or ponies.

Wood heating

200L thermodynamic water heater

Double glazing

Fiber optic installed.

