



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8043

• House - Bergerac •



DETAILS

Land surface: 1.5 ha

Number of bedrooms: 6

Number of levels: 0

Type of heating: FUEL + CLIM REVERSIBLE

Drainage/sewage: Septic tank

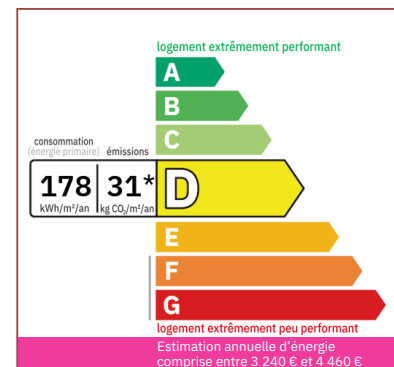
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Spacious house of approximately 263m² of living space with 5 bedrooms, an office, a separate guest house, a swimming pool, enclosed grounds, and solar panels. Ideal for a family or a hospitality project.

263 m² living

15 000 m²

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

530 000 €

Agency fees: 6 % VAT included*

Price without fees: 500 000 €

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



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• Description ref n°8043 •

Located in a quiet area just a 10-minute drive from Bergerac town center with its airport and all necessary amenities, this house offers generous volumes and a functional layout.

It comprises an entrance hall (6.2m²) leading to a bright living room (41.6m²) with an open fireplace on the right, a dining room with French doors opening onto the exterior (15.8m²) with cupboards, a fully equipped kitchen with an oven, induction and two gas hobs, and a dishwasher (18.5m²), a pantry (with an electrical panel - 2.4m²), a separate toilet with a washbasin, a utility room with a door to the exterior, and a hallway with cupboards also opening onto the entrance hall (2.2m²).

On the sleeping area, you'll find four bedrooms (9m² each) with fitted wardrobes and skylights, a fifth bedroom with an en suite shower room and toilet, renovated in 2024 and accessible to people with reduced mobility (17.5m² + 7.5m²), an office with a fireplace (14.3m²) with access to the entrance hall and, in bedroom 5, a laundry room (10m²) with access to the attic (glass wool partially renovated in 2024), a bathroom with toilet, sink, and heated towel rail connected to the central heating (6m²), a laundry room with a 2022 hot water tank and a CHAPPEE boiler (7m²), and a second storeroom used as a wine cellar (2.7m²). A discreet shower area is also located in the hallway behind a closet door.

Attached to the house, a separate gîte includes a bedroom (11.6m²) with a shower room and toilet renovated in 2021 (3.2m²), a living room with reversible air conditioning (19.7m²), and a fully equipped kitchen (14.6m²) renovated 5 years ago with a double oven, dishwasher, and induction hob – ideal for entertaining or a rental project.

The enclosed grounds feature an 11x5m chlorine-treated swimming pool with a deck, 1.60m deep throughout, with a liner, a skimmer (2025), and a pump (2024).

There is also a garden shed and 16 photovoltaic panels (for the house and for resale).



Miscellaneous:

- Oil-fired central heating and reversible air conditioning