Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8233 • House - Castillonnès •



DETAILS

Land surface: 12488 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

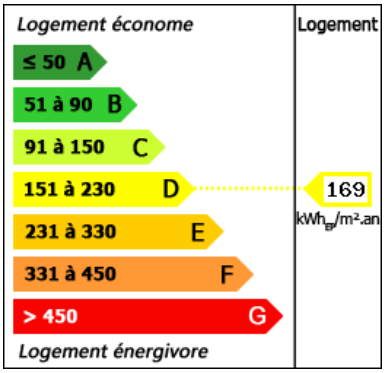
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2004



4 bedroom house on 1.25 ha with garage and outbuildings – near Castillonnès-Issigeac

145 m² living

12 488 m²

Non-binding document

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

Price fees included

280 000 €

Agency fees: 5,7 % VAT included*
Price without fees: 265 000 €

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

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• Description ref n°8233 •

At the end of a dead-end road with no overlooking views, this bright and comfortable house, built in 2004 and extended in 2014, offers a quiet and private setting.

This quiet house, built in 2004 and extended in 2014, offers a bright and comfortable living space.

The entrance opens onto a beautiful living room of approximately 46m² (480 sq ft) featuring a Comera-style fitted kitchen, open to the living room with a fireplace, and extends into the dovecote with a cozy dining room of approximately 26m² (280 sq ft), ideal for hosting family and friends.

A hallway leads to a boiler room/pantry of approximately 5.4m² (5.4 sq ft), three bedrooms of approximately 10.8m² (10.8 sq ft), 11m² (11.8 sq ft), and 10.8m² (10.8 sq ft) with built-in wardrobes, a modern bathroom of approximately 8m² (8 sq ft), and a separate toilet. Upstairs in the dovecote, a mezzanine bedroom of approximately 15.8 m² completes the sleeping area and can be used for various purposes: office, bedroom, or relaxation area.

Outside, a large 50 m² garage, part of which has been converted into a summer kitchen, and an 18 m² garden shed complete the property.
The vast grounds, with no neighbors, are ideal for all kinds of relaxation, gardening, or even petting projects.

Finally, the property enjoys an ideal location: 6 km from Issigeac and 6 km from Castillonnès, you can enjoy the peace and quiet of the countryside while remaining close to amenities.









