# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8476 • House - Castillonnès •




## DETAILS

**Land surface:** 8474 m²

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

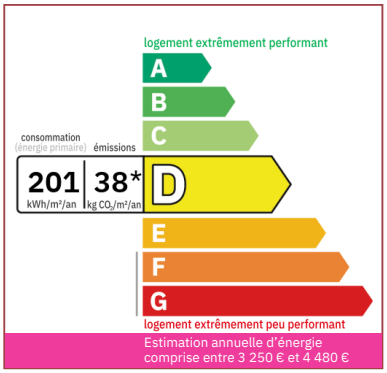
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified




Beautiful Stone property with river views offering four bedrooms and three bathrooms. Swimming pool and 8000m2 of mature. Close to historical bastide villages and Bergerac

**140 m² living**

**8 474 m²**

Non-binding document


- Issigeac -
Grand Rue
24560 Issigeac
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issigeac@valadie-immobilier.com


Price fees included

**365 000 €**

Agency fees: 5,8 % VAT included*
Price without fees: 345 000 €

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

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## • Description ref n°8476 •

A delightful restored four-bedroom stone house set near to the River Dropt,
Located in a peaceful and secluded position at the end of a quiet cul-de-sac, the property is just 10 minutes from the Bastide town of Castillonnès, 15 minutes from Issigeac, and 20 minutes from Eymet.
Bergerac and its airport are conveniently situated only 25 minutes away.



The house offers four spacious double bedrooms, two of which benefit from en-suite bathrooms, as well as an additional family bathroom with a separate WC.



Recent upgrades include oil-fired central heating with radiators in every room (installed four years ago), an Emerson hot water tank, an updated electrical system with a Linky smart meter, and high-speed fibre-optic internet.

The modern, fully fitted kitchen features a Falcon range cooker (gas and electric), a butler sink, and a walk-in shelved pantry.
A new Charnwood log burner adds charm and efficiency. T
The fully equipped utility room includes an American-style tall fridge/freezer, dishwasher, washing machine, and tumble dryer.



The timber-beamed sitting room is open plan to the kitchen, featuring a stone fireplace with a Charnwood log burner, tall built-in storage cupboards, and concealed stairs leading to a large loft space with significant potential for conversion.

The property offers excellent outdoor living, including:



Two balconies, one accessed from the master bedroom with views over the river

A large covered terrace accessible from the sitting room, kitchen, and utility room

A covered garden terrace overlooking the river and neighbouring water mill

A recently refurbished swimming pool with a surrounding tiled terrace.
A private hot tub/spa area on a raised terrace with river