



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8490

• House - Castillonnès •



## DETAILS

**Land surface:** 2045 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

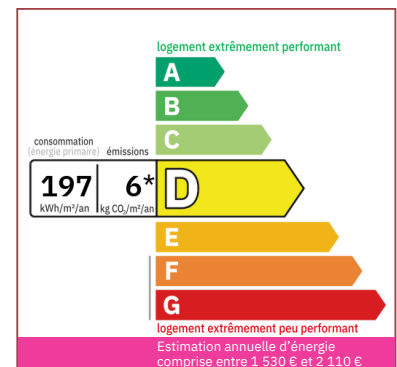
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** 1999



Bright house close to all amenities, with a beautiful view and a pleasant living room, two bedrooms and two shower rooms. Separate garden and garage. 20 minutes from Bergerac airport!

100 m<sup>2</sup> living

2 045 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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Price fees included

220 000 €

Agency fees: 6 % VAT included\*

Price without fees: 207 547 €

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



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## • Description ref n°8490 •

This single-story house, in a quiet location at the end of a cul-de-sac, offers a beautiful view and includes:

A spacious and welcoming living area (70 sq m) with parquet flooring, centered around an open-plan fitted kitchen (gas and electric range cooker, dishwasher), with space for adding a wood-burning stove.

A first small bedroom (7 sq m) with an adjoining shower room (3.5 sq m).

A second, more spacious bedroom (14.5 sq m).

A storage area with a laundry corner provides access to a second shower room with WC (2.8 sq m).

Outside, a detached garage offers additional space (approximately 15 sq m) and a room housing a water heater and gas cylinders, while the adjoining land surrounds the house with lovely views of the surrounding area.

All this is within easy reach of amenities: shops, services, and local life.

**PRICE NEGOTIABLE!**

**MISCELLANEOUS:**

- Electric heating
- Double-glazed windows
- New water heater

