



Agence Immobilière Valadié

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Ref : 8598

• House - Bergerac •

FAVORITE



DETAILS

Land surface: 6819 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: GAZ ET BOIS

Drainage/sewage: Pit all waters

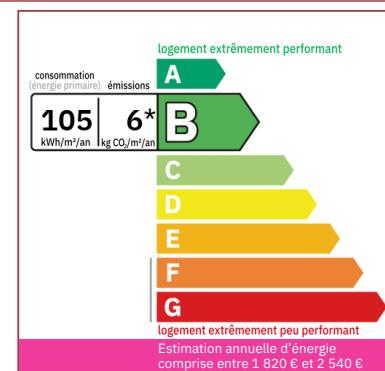
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1993



Quiet family home with magnificent views, offering spacious rooms: 7 bedrooms, large living room with fireplace and open-plan kitchen. Adjoining land, covered swimming pool, garage, carport, basement for storage and well.

230 m² living

6 819 m²

- Castillonnès -

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Price fees included

420 000 €

Agency fees: 5 % VAT included*

Price without fees: 400 000 €

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



• Description ref n°8598 •

Family home with stunning views – Peaceful setting

Nestled in a tranquil, verdant setting, this beautiful house offers magnificent views and an ideal living environment for a family or for entertaining.

On the ground floor, you will find an entrance hall with built-in wardrobes (9 sq m) leading to a spacious and bright living/dining room (51 sq m), featuring a fireplace for a warm ambiance. The open-plan kitchen (12 sq m) blends seamlessly into the living space. A hallway (approximately 5 sq m) with a built-in wardrobe leads to a utility/boiler room, two bedrooms (10.8 and 17.8 sq m), a shower room renovated in 2015 with a walk-in shower, double vanity, and heated towel rail (6 sq m), as well as a separate WC.

Upstairs, a landing with two sitting areas (approximately 16.6 and 20 sq m) creates a pleasant relaxation space and leads to five bedrooms (13.4, 15.6, 12.5, 12, and 11 sq m), a bathroom renovated in 2022 (5 sq m), and a separate WC, offering generous living spaces and a functional layout.

Outside, the adjoining grounds invite relaxation and shared moments. You will enjoy:

- a covered, chlorine-treated Desjoyaux swimming pool (installed in 2003). The semi-fixed cover dates from 2010 but can be completely removed if desired. There is also an outdoor solar shower.

- A garden shed and a well (for garden use only)
- A carport currently used for wood storage
- A single-car garage in the basement

The basement, used for storage, completes the property. All of this provides comfort and convenience for everyday living.

A rare property combining tranquility, exceptional views, and generous living spaces – don't miss out!

Other features:

- Double-glazed aluminum and PVC windows
- Central heating (heat pump) + gas backup if needed + closed fireplace in the living room

