Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8659 • House - Bergerac •



DETAILS

Land surface: 357 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: POMPE A CHALEUR

Drainage/sewage: Everything in the sewer

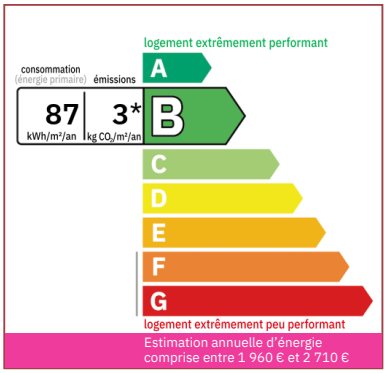
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Within walking distance of all amenities, a fully renovated Périgord-style house with four bedrooms, an office, a garage, and an adjoining garden! Must see!

244 m² living

357 m²

Non-binding document

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

Price fees included

371 000 €

Agency fees: 6 % VAT included*
Price without fees: 350 000 €

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

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• Description ref n°8659 •

In the heart of La Force, just steps from shops and schools, discover this superb stone townhouse, meticulously renovated throughout. A rare find that blends period charm with modern comfort.

From the moment you enter, you'll be captivated by the spaciousness and light-filled rooms: a separate, fully equipped kitchen with access to the garden; a magnificent 44 sq m living room with a stone fireplace, a truly inviting and bright living space; a separate dining room; a ground-floor bedroom with a dressing room; a bathroom; a separate WC; and an office. There is also direct access to the garage from the house.

Upstairs, an open-plan room with exposed beams, three bedrooms, a bathroom, a separate WC, and an attic that could be converted offer great potential to suit your needs.

Comfort & Amenities:
Thermodynamic water heater

Air-to-water heat pump

Reversible air conditioning

Fireplace with insert

Double glazing

Large garage of over 30 m² with motorized door

All on a plot of approximately 350 m², easy to maintain.

A property with character, a rare find in this area, don't mi



