



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8661

• House - Castillonès •



DETAILS

Land surface: 4235 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A Périgord-style house in the countryside with outbuildings. Land of approximately 4200 m² with a well and a pond.

140 m² living

4 235 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

233 200 €

Agency fees: 6 % VAT included*

Price without fees: 220 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8661 •

Be charmed by this authentic stone house, which comprises the following:

On the ground floor: an entrance hall (7.8 sq m), a pleasant living room (41 sq m) with exposed beams and half-timbering, enhanced by an open fireplace, a fitted kitchen (13.5 sq m), a veranda (17 sq m), and a bedroom (19 sq m) with an en-suite bathroom (10.3 sq m), WC, and built-in wardrobes.

Upstairs, a landing (4 sq m) leads to two attic bedrooms (approximately 13 and 10 sq m) and a shower room with WC (2.2 sq m).

The dovecote adjoining the house offers additional space (two levels of 11 sq m each), with a room on the ground floor and an office upstairs, ideal for working from home or a freelance business.

You will also benefit from a barn (41 sq m) including a boiler/laundry room (18 sq m), equipped with a Viessmann boiler, and a covered carport (54 sq m).

An adjoining plot of land, landscaped with trees, features a pond and a built well.

A property full of character, ideal for lovers of charming homes.

The property is equipped with:

Windows and doors:

- Double glazing: living room (PVC), veranda (wood)
- Single glazing: other rooms

Gas central heating (above-ground tank)

