Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8928 • House - Castillonnès •



DETAILS

Land surface: 9481 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

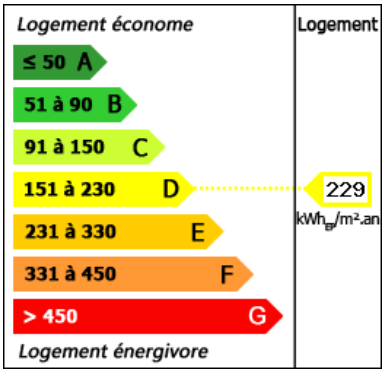
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Stone house in the countryside, no neighbors, land of approximately 9800 m2, well.

140 m² living

9 481 m²

Non-binding document

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

Price fees included

381 900 €

Agency fees: 4,6 % VAT included*
Price without fees: 365 000 €

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

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• Description ref n°8928 •

Thirty minutes from Bergerac, at the end of a lane, the property flourishes in a bucolic and unspoiled setting: open meadows, century-old trees, and a stream in a pristine green setting. No immediate neighbors, no noise, a true haven of peace.

This authentic 19th-century stone residence, carefully restored, invites you to a peaceful and refined lifestyle. Nestled in the heart of a bucolic setting, with no overlooked views or disturbances, it embodies the discreet luxury of absolute tranquility.

With a living area of approximately 140 m², the house captivates from the moment you enter with its charm and authenticity.
Its 55 m² living room, bathed in light, features a cathedral ceiling, stone walls, exposed beams, and a rare antique stone sink. It opens generously onto the terrace and garden.

The separate, custom-built kitchen of 16.27 m² combines charm and functionality.
The sleeping area features two bedrooms of 9.78 m² and 11.15 m², a bright 21 m² mezzanine serving as a third bedroom, a 4.86 m² dressing room, and a cozy 6.38 m² office housed in the dovecote.

A 7.68 m² bathroom with a bathtub, bidet, and toilet, as well as a separate guest toilet (1.64 m²), complete the interior features.

Outside, the landscaped grounds offer a vegetable garden fed by an old well, an orchard, a large shed, and an ideal space for accommodating horses or ponies.

Wood heating
200L thermodynamic water heater
Double glazing
Fiber optic installed.







