



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9162

• House - Bergerac •



DETAILS

Land surface: 11762 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Gas

Drainage/sewage: microstation

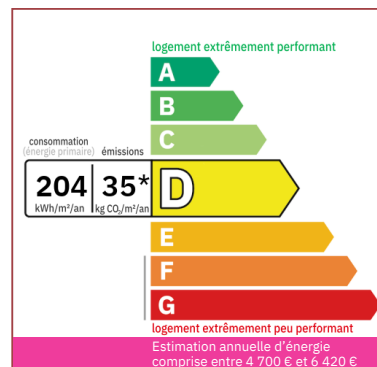
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Beautiful character property situated in a bucolic setting near Bergerac. This house offers generous living spaces, several bedrooms, and over one hectare of land, with an outbuilding and various areas to develop. An ideal location to

220 m² living

11 762 m²

- Castillonnes -

12 Place Jasmin

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Price fees included

487 600 €

Agency fees: 6 % VAT included*

Price without fees: 460 000 €

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



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• Description ref n°9162 •

Renovated family home in a privileged natural setting
Just minutes from amenities, discover this charming property nestled in a peaceful and unspoiled environment, amidst rolling countryside bordered by vineyards cultivated organically or in conversion.

Completely renovated over the past three years, this house impresses with its spacious rooms, abundant natural light, high ceilings, and the successful blend of character features and modern comforts.

A home designed for family life

The entrance opens onto a large, recently fitted and equipped, separate kitchen of approximately 22 m². Functional and inviting, it features a particularly pleasant dining area, perfect for sharing breakfasts or everyday meals.

The ground floor offers a comfortable layout and comprises:

a utility room,

a laundry/storage room,

a spacious living area of over 45 m², combining a lounge and dining room,

an old open fireplace that adds a touch of character,

three bedrooms,

a shower room and a WC.

Additional spaces to develop according to your plans
The house also has generous volumes to utilize.

Upstairs, a landing of nearly 27 m² can easily be transformed into an office, playroom, library, or relaxation area. Two additional bedrooms and a WC complete this level. The layout also allows for the possibility of creating a shower room.

In the tower, on the second floor, a room of approximately 27 m² offers numerous possibilities: an additional bedroom, office, playroom, recreation area, etc. Work is required to improve access and fully utilize this space. An exterior designed to embrace nature

