



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 97

• Castle / Manor - Bergerac •



## DETAILS

**Land surface:** 219412 m<sup>2</sup>

**Number of bedrooms:** 11

**Number of levels:** 4

**Type of heating:** Fuel oil

**Drainage/sewage:** Ancienne fosses d'origine

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1846

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

Castle 19th to restructure, with park and outbuildings. Former community disused 1500 m<sup>2</sup>. Outbuildings, stunning views.

1 500 m<sup>2</sup> living

219 412 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price

550 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°97 •

Beautiful building dating from the middle of the 19th century. 540 m<sup>2</sup> per level for 1500 m<sup>2</sup> currently. Partially finished fourth, sub floor area equivalent, of which three staircases, spiral staircase. Elevator. Original parts such as living room, were divided to meet the community of purpose and must be returned to their original state. It is the same for the rooms of the two senior levels. The number of description of the room is to be weighted considering the initial plan. The structural work structure is in good condition, structural steel and slate roof. Problem of sealing a terrace to adjust. Outbuildings including stables and gym. Oil fired central heating, gas, electricity. Dominant view, park with old trees. Opportunity to acquire 14 hectares of additional land adjacent including a water feature at a rate of 11,000 per hectare.

