



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6625

• House - Castillonès •



## DETAILS

**Land surface:** 5385 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

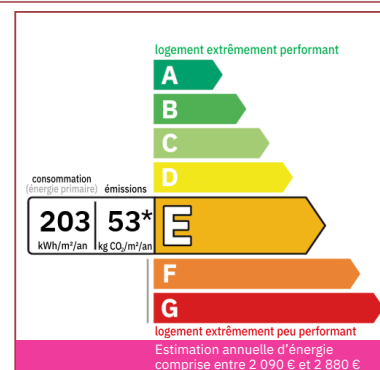
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



7 minutes from Castillonès and 20 minutes from Bergerac, beautiful family house, to be modernized, with 4 bedrooms, large veranda, several outbuildings including a beautiful barn! Garden sported and bounded.

135 m<sup>2</sup> living

5 385 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°6625 •

A dwelling house comprising:

On the ground floor :

- kitchen with functional open fireplace but not used for a long time (31.3m<sup>2</sup>),
- living/dining room, parquet floor, condemned fireplace (22.7m<sup>2</sup>)
- veranda, single aluminum glazing (24m<sup>2</sup>)
- laundry room with sink and water heater from 2020 (8m<sup>2</sup>),
- corridor (about 13.5m<sup>2</sup>),
- bedroom 1, wooden floor, PVC window (16.8m<sup>2</sup>),
- bedroom 2, parquet floor, single-glazed wooden window, fireplace that has never been used (11.8m<sup>2</sup>),
- bedroom 3, double-glazed PVC window, lino floor, parquet floor below (8.9m<sup>2</sup>),
- w.c and shower room with basin and bidet (7m<sup>2</sup>),
- boiler room with interior and exterior access, RIELLO boiler from 2001 and fuel tank.

Upstairs :

- landing with cupboards,
- bedroom, parquet floor, wooden French window opening onto balcony and a double-glazed PVC window (16m<sup>2</sup>),
- bathroom with sink and bidet, single wooden glazing (4.8m<sup>2</sup>).

Potentially convertible attic.

Dependencies :

Old plum oven, pig stables, chicken coop, pigeon stables, wooden garage, brick garage and barn.

2 old wells not functional at present, the one on the vegetable garden side is 7m deep and would have to be cleaned because it is silted up.

Numerous fruit trees: apple trees, pear trees, apricot trees, peach trees, nectarines, cherry trees, plum trees.

Oil central heating, individual sanitation.

