6 Bed House To Redevelop for Sale in Castillonnes France

Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	https://esalesinternational.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 350,000

Location

Pays:	France
Indicatif régional:	47330
Soumis:	12/10/2026

Description:

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Esales Property ID: es5555265

27 Rue Des Pyrenees
Castillonnes
47330
France

Situated in the historic heart of Castillonnes in southwestern France, this end-of-terrace 6-bedroom house presents an exceptional redevelopment project for investors, developers, or buyers seeking to create a grand family home or income-generating property. Nestled within a traditional medieval bastide town in the Lot-et-Garonne department, bordering the Dordogne region, the property combines historic character, versatile internal proportions, and rare town-center outdoor space.

The interior layout spans multiple levels and offers substantial flexibility for full restoration. Currently configured with 6 bedrooms, 1 family bathroom, 1 separate toilet, and 3 en-suite shower rooms, the

generous floor plan provides an ideal foundation for reimagining the space into a boutique bed-and-breakfast, gite accommodations, or a spacious modern residence. Key structural elements and period features offer significant character to build upon, while full modern upgrades throughout will unlock the property's complete market value.

Practical outbuildings and rare exterior features set this town home apart. The ground level includes a private garage providing secure off-street parking, alongside an attached workshop perfect for storage, trade work, or hobby use. To the rear lies a large private garden—a rare asset for a central end-of-terrace town property—complete with an original stone water well. This quiet outdoor sanctuary offers ample room for landscaping, dining terraces, or creating a private garden retreat within steps of village amenities.

The property benefits from excellent transport connections for international travel and tourism. The nearest commercial facility is Bergerac Dordogne Perigord Airport (EGC), located approximately 20 kilometers to the north (a 20- to 25-minute drive). For extensive global flight routes, Bordeaux-Merignac Airport (BOD) and Toulouse-Blagnac Airport (TLS) are both easily accessible within a 1.5- to 2-hour drive. Offering limitless potential in a sought-after French bastide setting, this project house represents a standout investment opportunity. Contact us today for further details, layout plans, or to arrange an on-site viewing.

ABOUT THE AREA

Castillonnes is a picturesque medieval bastide town situated in the Lot-et-Garonne department of southwestern France, bordering the Dordogne region. Founded in 1259 by Alphonse de Poitiers, brother of King Louis IX, this historic hilltop village is built around a characteristic central square flanked by traditional stone arcades and timber-framed buildings.

The town retains much of its medieval layout, featuring narrow streets, ancient stone gateways, and preserved period architecture. A central hub of local life is the covered market hall, which continues to host bustling weekly markets where residents and visitors gather to buy regional produce, artisanal goods, and local wines.

Situated in the heart of the Dropt Valley countryside, Castillonnes offers a tranquil base for exploring the surrounding agricultural landscape, characterized by sunflower fields, orchards, and rolling vineyards. Visitors can enjoy outdoor activities such as walking, cycling, and exploring nearby medieval chateaux and fellow bastide villages like Monflanquin and Villereal.

The nearest commercial airport to Castillonnes is Bergerac Dordogne Perigord Airport (EGC), located approximately 20 kilometers (about a 20- to 25-minute drive) to the north. For broader international flight schedules and long-haul connections, Bordeaux-Merignac Airport (BOD) and Toulouse-Blagnac Airport (TLS) are both accessible within a 1.5 to 2-hour drive.

MAiN FEATURES:

* 250m2 of living space

* 200m2 plot
* 6 Bedrooms
* 1 Bathroom
* Stunning Views
* Private Parking
* Private Garden
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of France
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Lot-et-Garonne France fast online

Tenanted:	Oui

Commun

Chambres:	6
Pied carré fini:	250 m^2
Dimesions du lot:	200 m^2

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX9.095.810