



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6700

• House - Issigeac •



## DETAILS

**Land surface:** 9555 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

Single storey house furnished with the possibility of converting the attic, adjoining studio, land around 9555m<sup>2</sup>.

130 m<sup>2</sup> living

9 555 m<sup>2</sup>

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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





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## • Description ref n°6700 •

Single storey house with convertible attic, studio.

The house includes: an entrance hall of approx 4m<sup>2</sup>, a living room of approx 40m<sup>2</sup> with insert, kitchen equipped with cooking piano, a laundry room of 4.7m<sup>2</sup> with refrigerator, washing machine, dishwasher, a office of approx 11m<sup>2</sup>, a bedroom of approx 16.3m<sup>2</sup>, a hallway with dressing room of approx 4.4m<sup>2</sup> a bathroom with wc, a master bedroom of approx 15m<sup>2</sup> with shower room, dressing rooms.

A studio with living room of approx 27m<sup>2</sup> with kitchen area, a bathroom and wc of approx 3.5m<sup>2</sup>, a laundry room of approx 3.7m<sup>2</sup>, a mezzanine of approx 18m<sup>2</sup>, a toilet with hand basin 2.3m<sup>2</sup>, convertible attic of approx 105m<sup>2</sup>.

A covered terrace, land, 2 garden sheds, land around approx 9555m<sup>2</sup>.

