Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2154 • House - Cancon •



DETAILS

Land surface: 7416 m²

Number of bedrooms: 4

Number of levels: 3

Type of heating: Fuel oil

Drainage/sewage: Septic tank

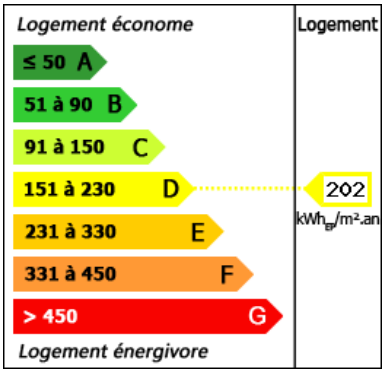
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Superb house on the outskirts of a village. Independent appartment and vaste master bedroom. Beautiful Gardens of 7500 m2 - (1,85 acres) swimming pool and garage. Quality revovation and perfect condition. Near amenities

173 m² living

7 416 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

198 000 €

Agency fees: 6,3 % VAT included*
Price without fees: 186 200 €

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

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This pretty renovated 1960's house offers 4 bedrooms and over 173m2 (1862 ft) of living space and is set on 3 levels.
The property comprises an exterior staircase leading up to the 1ST floor with balcony
Main entrance then hallway with large built-in cupboards.

Bedroom 1 of 12m2 with fitted wardrobes.

Nice light and spacious lounge and dining area (32m2) with french doors leading out on to the balcony- terrace area of 12m2 which can be shaded by the automatic electric awnings - nice views over the front garden.

Fully equipped kitchen of 9,58m2 with a view of the pool and back gardens.
A bathroom (4,46 m2) with bath, shower, basin and towel dryer. Separate WC.
Bedroom 2 or office of 10,68m2.

Stairs leading to the 2nd floor and the large master bedroom or work studio of over 49 m2.-
Lots of closets and storage spaces .

From the ground floor a 2nd staircase descends to the garden level and a cellar or pantry room -10m2 . Boiler room of 5m2 with 'Viessman' boiler -Oil central heating.

Garage and workshop space of 26,40m2.- then an independent appartement of 34m2 consisting of a kitchen/dining room and lounge area of 18m2, seperate entrance door with access to the garden.
Bedroom 4 of 9,5m2 and bathroom (5,51m2) with shower, wash basin and WC

Double glazing throught out the house

Very pretty garden -7416 m2 (1,85 acres) with fruit trees and a 8m x 4m swimming pool with terracing

Covered terrace and further terrace with dining area and stone barbecue

Garden sheds

The house is set on the edge of a village and close to







