



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2154

• House - Cancon •



## DETAILS

**Land surface:** 7416 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

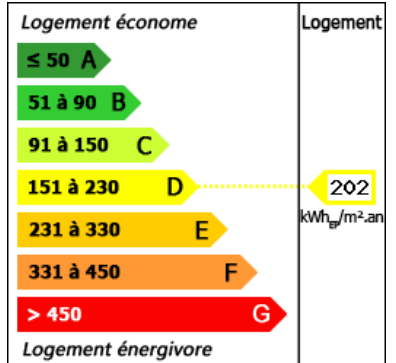
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Superb house on the outskirts of a village. Independent apartment and vaste master bedroom. Beautiful Gardens of 7500 m<sup>2</sup> - (1,85 acres) swimming pool and garage. Quality revovation and perfect condition. Near amenities

173 m<sup>2</sup> living

7 416 m<sup>2</sup>

- Issigeac -  
Grand Rue

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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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## • Description ref n°2154 •

This pretty renovated 1960's house offers 4 bedrooms and over 173m<sup>2</sup> (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 12m<sup>2</sup> with fitted wardrobes.

Nice light and spacious lounge and dining area (32m<sup>2</sup>) with french doors leading out on to the balcony- terrace area of 12m<sup>2</sup> which can be shaded by the automatic electric awnings - nice views over the front garden.

Fully equipped kitchen of 9,58m<sup>2</sup> with a view of the pool and back gardens.

A bathroom (4,46 m<sup>2</sup>) with bath, shower, basin and towel dryer. Separate WC.

Bedroom 2 or office of 10,68m<sup>2</sup>.

Stairs leading to the 2nd floor and the large master bedroom or work studio of over 49 m<sup>2</sup>.-

Lots of closets and storage spaces .

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

Garage and workshop space of 26,40m<sup>2</sup>.- then an independent appartement of 34m<sup>2</sup> consisting of a kitchen/dining room and lounge area of 18m<sup>2</sup>, separate entrance door with access to the garden.

Bedroom 4 of 9,5m<sup>2</sup> and bathroom (5,51m<sup>2</sup>) with shower, wash basin and WC

Double glazing throught out the house

Very pretty garden -7416 m<sup>2</sup> ( 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