

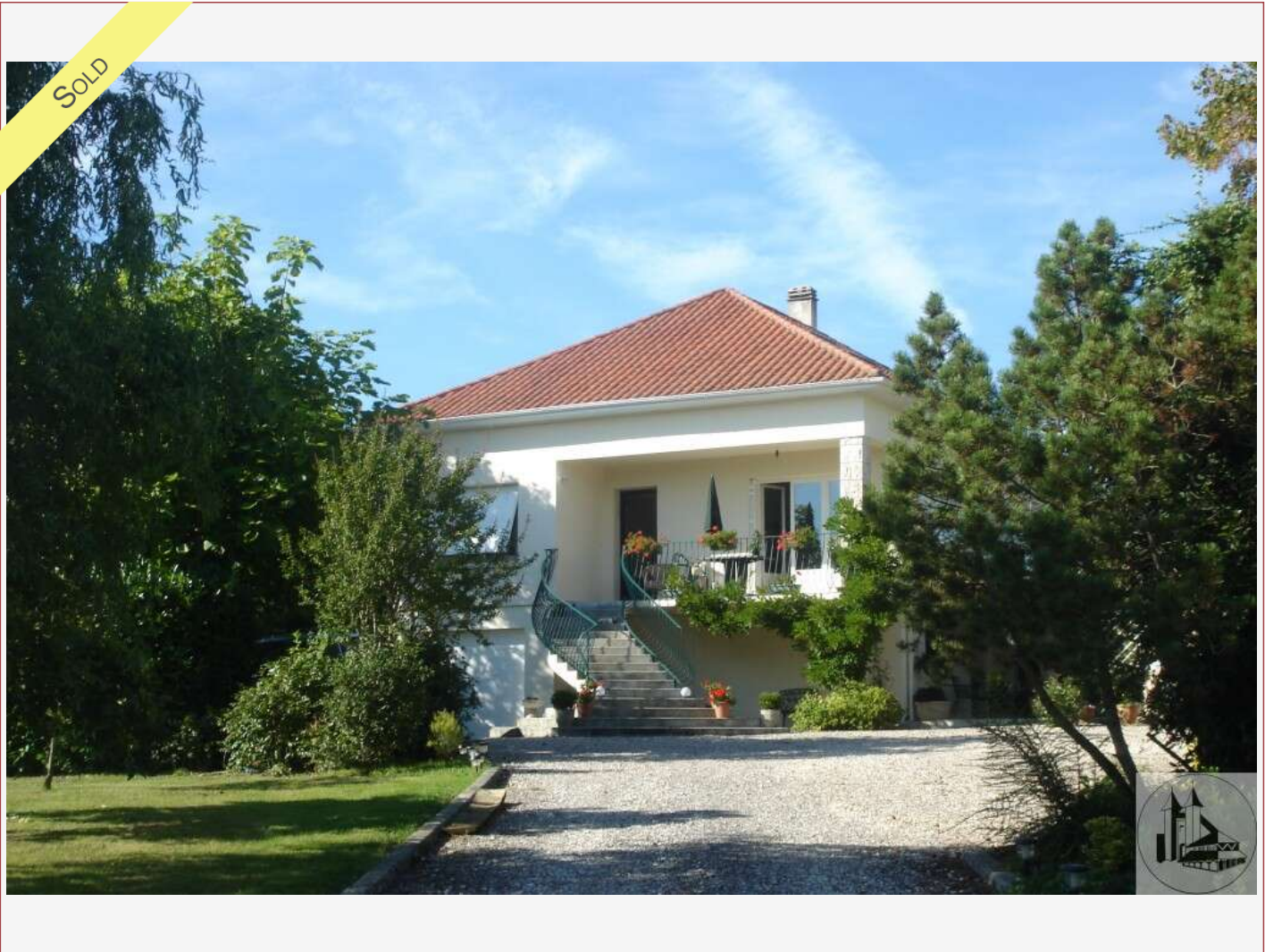


Agence Immobilière Valadié

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

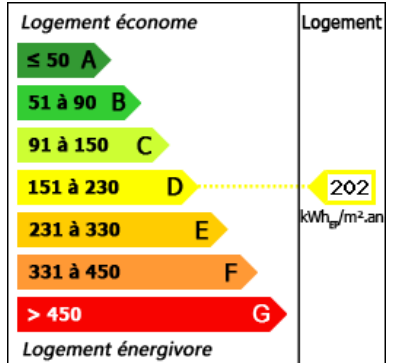
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Superb house on the outskirts of a village. Independent apartment 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

- 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 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, separate 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