



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2780

• House - Issigeac •



## DETAILS

**Land surface:** 1200 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open 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

20 min south of the airport of Bergerac , house of charm , old stone farmhouse consisting of a main house, a house to restore and a garage attached , situated in a hamlet

120 m<sup>2</sup> living

1 200 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°2780 •

The houses are of the construction type Périgoudin, the main house consists of ground floor : entrance through serving one side a beautiful kitchen, a back kitchen , a bathroom, the other side a dining room with an open fireplace. A living room with an open fireplace, and two bedrooms walk-in. Possibility to convert the attic into 3 bedrooms and two bathrooms. There is a building permit to install 3 windows of type "dog sitting" on the roof of périgord.

The electricity was completely redone in 2013. the barn and two dwellings, annexes are to be restored fully.

A new sanitation system was installed in 2013.

The garden includes a courtyard and not a garden adjoining in front of the house of 300 m2. A total of 1293 m2 approx

Heating / radiators of central heating in place but no boiler.

