



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2896

• House - Issigeac •

SOLD



## DETAILS

**Land surface:** 8375 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

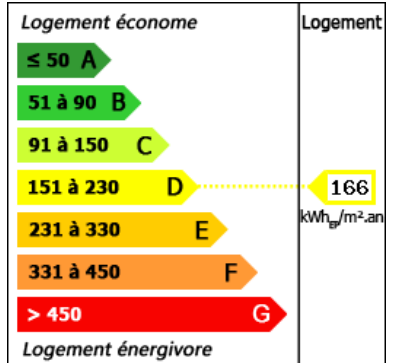
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the hollow of a nest of preserved greenery, providing incomparable peace and quiet setting, old stone house restored in 2002, with both charm and comfort.

105 m<sup>2</sup> living

8 375 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2896 •

Stone house, type périgourdine, completely restored in 2002, including :

large living room of 51,23 m<sup>2</sup> (living room with fireplace and wood-burning stove / dining room open to kitchen, 3 steps lead to an outbuilding with a closet (5,13 m<sup>2</sup>) distributing 2 bedrooms (11.25 and 9,50 m<sup>2</sup>), bathroom 3.57 m<sup>2</sup> (washbasin and bath), w. c independent.

Has the floor : landing, bedroom (12 m<sup>2</sup>), a room of water of about 3.5 m<sup>2</sup> (washbasin and w. c).

Double glazing wood. Gas central heating.

Items ancient conserved : exposed stone walls, wooden beams ceiling, old half-timbered and stone sink.

Garden both wild and structured, lined on one side by a wood, (which could be sold with the house)

