

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3659

• House - Issigeac •



DETAILS		Logement économe Loge	ment
Land surface: 17465 m <sup>2</sup>	Swimming pool: No	≤ 50 A 51 à 90 B	
Number of bedrooms: 3	Ground floor living: Yes	91 à 150 C	
Number of levels: 0	Work needed: Finitions / Décoration	151 à 230 D	
	work needed. Thinkions / Decoration	231 à 330 E	:03
Type of heating: Wood + Electric	Fireplace: Yes closed hearth	331 à 450 F	m².an
Drainage/sewage: Septic tank	Built: 1820	> 450 G	
	1	Logement énergivore	

Huge potential to create a magnificent home and gite business nowadays rarely found with this farmhouse and stone outbuildings dating back to the early 19th century with south-facings panoramic views over 25 ks in the south

100 m<sup>2</sup> living

17 465 m<sup>2</sup>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com

275 600 € Agency fees: 6 % VAT included\* Price without fees: 260 000 € \*The agency fees are entirely at the cost of the purchaser

Price fees included

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## • Description ref n°3659 •

Exceptional location for this old farmhouse dating back to the early 19th century with panoramic 25 kilometre south-facing views in the south Périgord. The house comprises 100m2 of habitable space with possibilities to convert a 80m2 attic and a cellar of 40m2. There is a living room, kitchen, 3 bedrooms and a bathroom; partial double glazing; heating by wood stove and electric radiators; 2 stone barns on of 80m2 the other 120m2 with gite potential, as well as a hangar of 60 m2, 2 cellars of 40m2; pretty pigeon tower, chicken coop; small pond in a land of 1,7 ha.













