



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3659

• House - Issigeac •



## DETAILS

**Land surface:** 17465 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

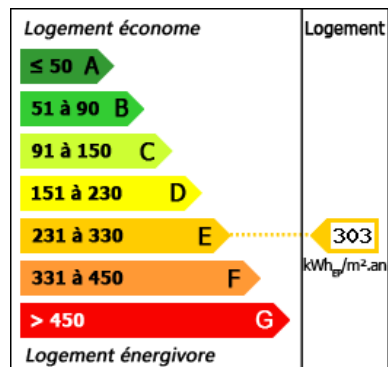
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1820



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>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • 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 100m<sup>2</sup> of habitable space with possibilities to convert a 80m<sup>2</sup> attic and a cellar of 40m<sup>2</sup>. 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 80m<sup>2</sup> the other 120m<sup>2</sup> with gite potential, as well as a hangar of 60 m<sup>2</sup>, 2 cellars of 40m<sup>2</sup>; pretty pigeon tower, chicken coop; small pond in a land of 1,7 ha.

