



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3915

• House - Issigeac •



## DETAILS

**Land surface:** 2112 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

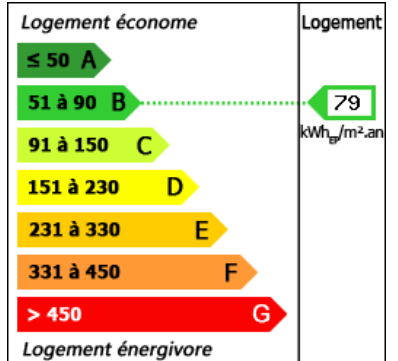
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Near Issigeac, a beautiful stone house walk-in !

Very nice view of the garden, adjoining outbuilding with the possibility to enlarge the house.

90 m<sup>2</sup> living

2 112 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°3915 •

Stone village house of walk-in, comprising :

- A living room of approx 39 m<sup>2</sup> with an equipped modern kitchen Comera (work plan, ceramic hob, extractor hood, sink), a sitting area with a fireplace with an insert, tiled floor.
- A veranda of approx 12 m<sup>2</sup>
- A laundry room, concrete floor approx 4 m<sup>2</sup>
- A terrace
- A corridor with a window
- Independent Wc
- A bathroom with shower and washbasin
- One bedroom, paneling, stone, cupboards, approx 16 m<sup>2</sup>
- Second corridor leading to an office or small room of approx 5.55 m<sup>2</sup>

Outside :

- Sanitation 2 septic tank
- Plot of 2112 m<sup>2</sup>.
- A barn of 12m X 5m
- A length of 11m X 6m (roof redone and insulated)
- A length of 11m X 3.5 m (roof redone and insulated)

