



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 423

• House - Villeréal •



## DETAILS

**Land surface:** 1785 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

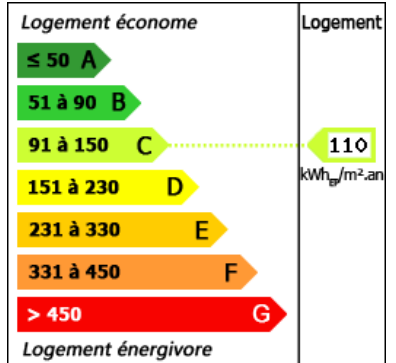
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850



With magnificent views of the Castle of Biron this house of 266 m<sup>2</sup> in a small village north of the Lot et Garonne can fit for a family residence with as a professional firm. Plus building plot adjacent to garden.

266 m<sup>2</sup> living

1 785 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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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°423 •

Large house of stone village with kitchen / living room of 32 m<sup>2</sup>; Stay of 35 m<sup>2</sup>; Dining room of 45 m<sup>2</sup>; WC; Office 15 m<sup>2</sup>; Buanderie / shed 32 m<sup>2</sup>; Upstairs bedroom 16 m<sup>2</sup> I; Bathroom 4 m<sup>2</sup>; distribution corridor with part mezzanine 20 m<sup>2</sup>; House II 12 m<sup>2</sup>; House III 16 m<sup>2</sup>; Bathroom 6 m<sup>2</sup>; WC; Room 35 m<sup>2</sup> IV; Attic; Outside a lovely garden of 1,750 m<sup>2</sup> and shrubs and beautiful view of the castle Biron; large garage with attic; shelter and shed. Potential building plot at the side of the garden.

