



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 530

• House - Issigeac •

SOLD



## DETAILS

**Land surface:** 5698 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A charming stone cottage on one level with a living area of 92 m<sup>2</sup>. with a loft converted for a part. A well. Land of 5698 m<sup>2</sup>. A garden shed. Ideal for a second home.

92 m<sup>2</sup> living

5 698 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

128 400 €

Agency fees: 7 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°530 •

A country stone house on one level of approx 92 m<sup>2</sup>. comprising:

- An entry on a stay of 24.6 m<sup>2</sup>. with fireplace equipped with a wood stove of the brand Deville, tiled floor, beamed ceiling.
- A kitchen of approx. 9 m<sup>2</sup>. (hood, worktop and sink, cupboards), tiled floor
- An adjoining room to the living room of approx. 21 m<sup>2</sup>, possibility to enlarge the living room.
- A hallway with a bathroom of approx. 6 m<sup>2</sup>. (bath, washbasin, shower and toilet) and a laundry area.
- A clearance of 3 m<sup>2</sup>. toward :
- An independent WC,
- A bedroom of approx. 18 m<sup>2</sup>.

A staircase to the floor with a bedroom under roof and attic part.

A garden shed, a terrace on the front.

A well on a plot of 5698 m<sup>2</sup>.

Simple glazing wooden windows, no heating system.

Sanitation in good condition and compliant, it is missing a ventilation.

