



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5440

• House - Issigeac •



## DETAILS

**Land surface:** 6207 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

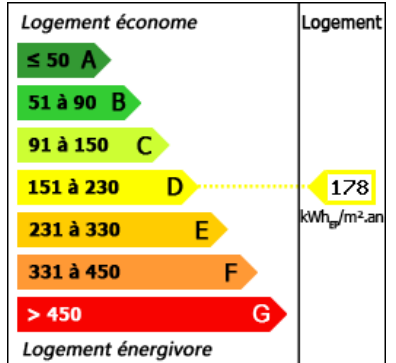
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a privileged location, with outstanding position, offering a beautiful view over the countryside, property comprising a dwelling house, a guest house, an outbuilding, a beautiful park with swimming pool.

165 m<sup>2</sup> living

6 207 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

357 750 €

Agency fees: 6 % VAT included\*

Price without fees: 337 500 €

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



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## • Description ref n°5440 •

Charming property consisting of :

- a dwelling house of stone (plastered), type of Périgord, consisting of : entrance (6 m<sup>2</sup>) with closet and toilet, fitted kitchen 19.23 m<sup>2</sup> (sink, oven, induction hob, extractor hood), dining room (units 18.06 m<sup>2</sup>), living room (31,62 m<sup>2</sup>) with fireplace, wood-stove and terracotta on floor, hallway (4,52 m<sup>2</sup>), 2 bedrooms (16,36 m<sup>2</sup> 9,57 m<sup>2</sup>), one with closet, bathroom of 7.7 m<sup>2</sup> (washbasin, bath, shower, w. c)

First floor : landing with cupboard, 2 bedrooms (10 and 11,23 m<sup>2</sup>), toilet (w. c with washing hands)

Oil central heating. New septic tank system.

- A guest house offering a kitchen (10,63 m<sup>2</sup>) with wood stove , a bedroom (9,64 m<sup>2</sup>) and a bathroom of 4.4 m<sup>2</sup> (shower, sink, bidet, w. c)

- Outbuilding (of about 170 m<sup>2</sup>) used as garage, workshop, stables and woodshed.

- Beautiful park planted with trees (fruit trees), salt swimming pool (10 x 5 m) and wonderful view

