

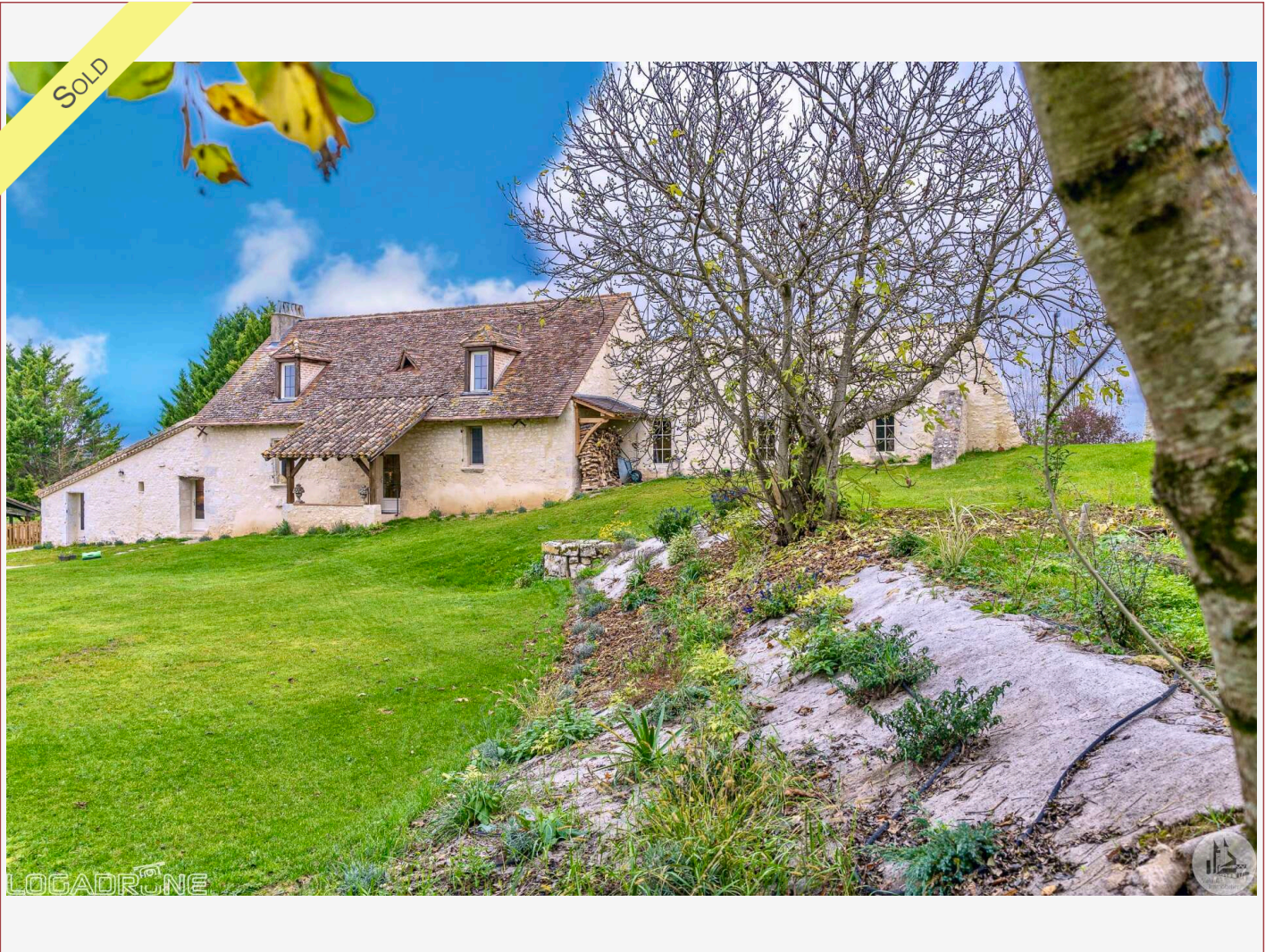


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5835

• House - Issigeac •



DETAILS

Land surface: 3941 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: AIR-EAU

Drainage/sewage: Septic tank

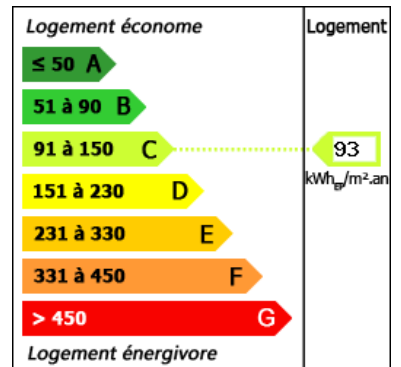
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Fully restored stone Périgourdine, very bright, 3 bedrooms possibility of making 4, 2 shower rooms and a bathroom, enclosed park of approx 3941m², well.

225 m² living

3 941 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

577 500 €

Agency fees: 5 % VAT included*

Price without fees: 550 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°5835 •

Magnificent stone Périgourdine of approximately 225m² at the end of its private driveway, in a charming setting, beautiful view, near Issigeac and Castillonnes, completely renovated with high standard materials, the work of which is under ten-year guarantee.

A porch with terracotta floor tiles and stone wall gives access to the living room of approximately 63m² with large open stone fireplace, whitewashed beams, exposed stone wall, open kitchen and its central island with induction hob and incorporated Bora hood with carbon filter, large Neff oven, dishwasher, a large French window gives access to the covered terrace, travertine floor, a scullery with hot water tank with a capacity of 300L;

A few oak steps lead to a master suite consisting of a bedroom with French window opening onto the garden, independent suspended toilet, bathroom with walk-in shower, 80x120cm, towel dryer, basin on 3-drawer cabinet and a dressing room with access to the outside, office area;

On the other hand, a guest bedroom with cupboards, a guest toilet, and a bathroom with corner bath, walk-in shower and sink.

A concrete staircase with its ironwork ramp serves the first floor which consists of a large space of approximately 63m² currently used as a bedroom, small living room, and music area with its bathroom with w.c, soundproofed floor.

The house has air-water underfloor heating on the ground floor.

Upstairs: the bathroom has electric underfloor heating and reversible air conditioning. Double glazing in light painted wood.

Adjoining the house: a workshop, stone walls of approx 45m², concrete floor, double glazing.

A plot of approximately 3941m², one of which is closed.

