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

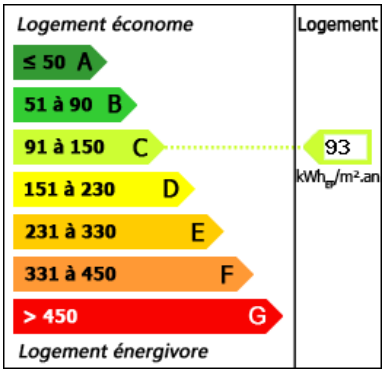
Swimming pool: No

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

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
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

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• 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.







