

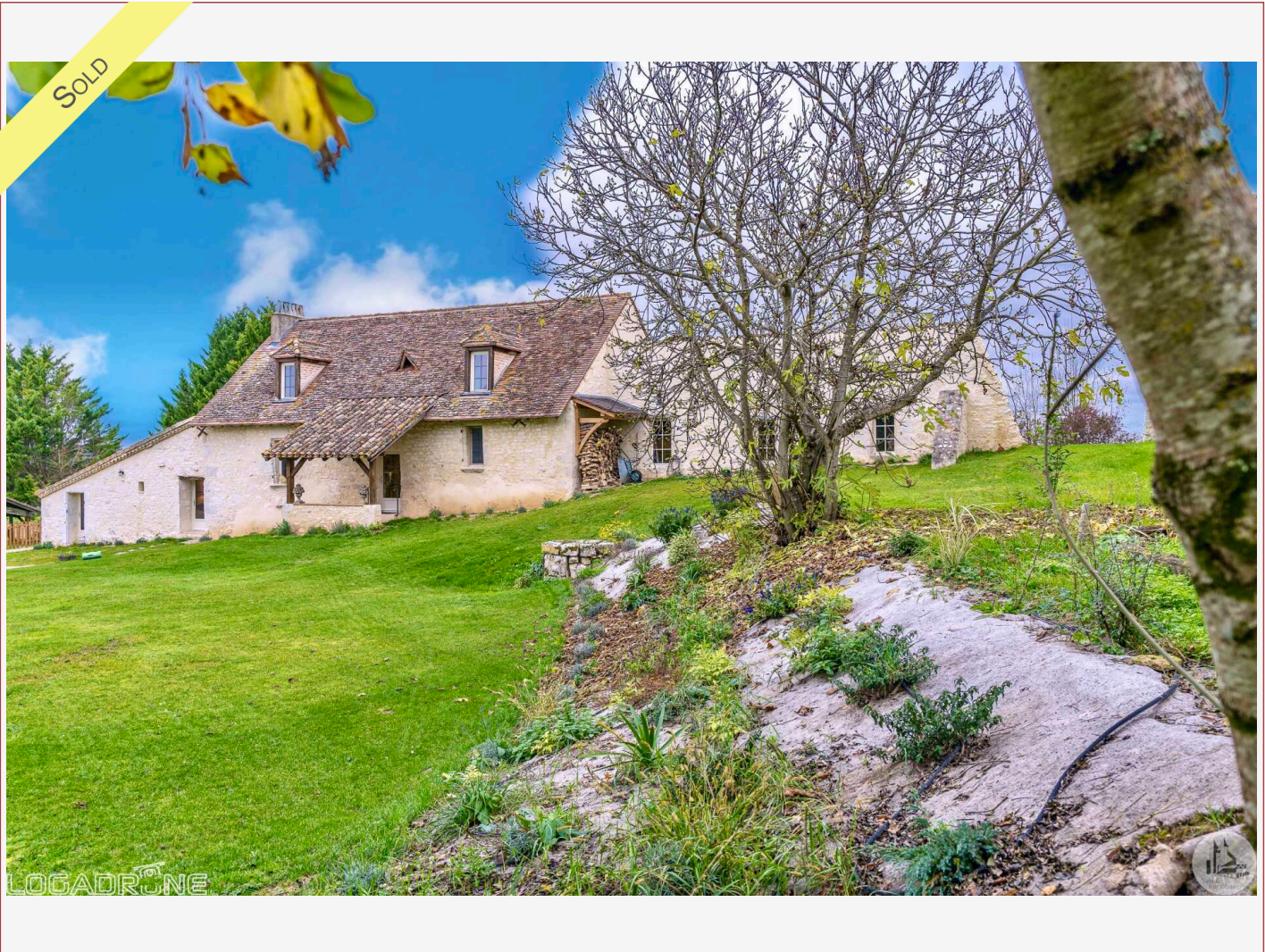


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5835

• House - Issigeac •



## DETAILS

**Land surface:** 3941 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** AIR-EAU

**Drainage/sewage:** Septic tank

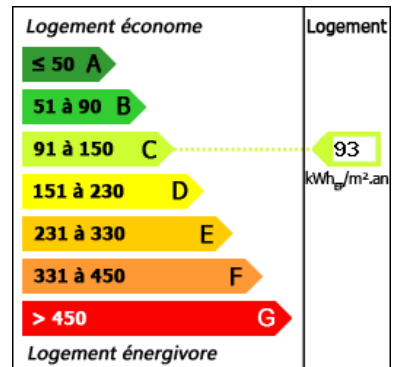
**Swimming pool:** No

**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 3941m<sup>2</sup>, well.

225 m<sup>2</sup> living

3 941 m<sup>2</sup>

- Castillonès -

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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

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## • Description ref n°5835 •

Magnificent stone Périgourdine of approximately 225m<sup>2</sup> 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 63m<sup>2</sup> 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 63m<sup>2</sup> 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 45m<sup>2</sup>, concrete floor, double glazing.

A plot of approximately 3941m<sup>2</sup>, one of which is closed.

