Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5955 • House - Issigeac •



DETAILS

Land surface: 2830 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: mixte bois/fuel

Drainage/sewage: Without

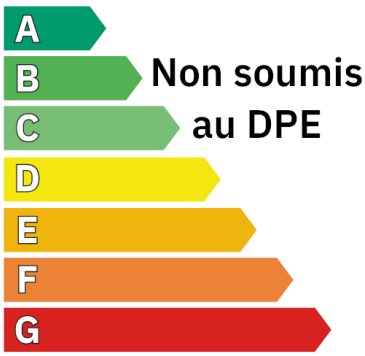
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



A pretty Périgord still in its own juice on the outskirts of a village, with a lot of potential. Pretty front garden and attached barn/garage, possibility of development.

125 m² living

2 830 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

176 550 €

Agency fees: 7 % VAT included*
Price without fees: 165 000 €

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

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• Description ref n°5955 •

A Périgord-style stone house comprising:
- An entrance of approximately 17.9 m2 with a stone fireplace, terracotta floor, moldings, wooden ceiling.
- A kitchen of approximately 15.6 m2, stone floor, simply furnished.
- A hallway with a staircase to the attic (over the entire surface of the house),
- A veranda of approximately 13.8 m2, tiled floor, a French window to a small garden at the back of the house.
- A boiler room of approximately 5.9 m2, sink, boiler, concrete floor.

From the entrance, a few steps towards:
- A dining room of around 16.4 m2, wooden floor,
- An ensuite room of approximately 9.3 m2, wooden floor, wall cupboard,
- A bedroom of 14.5 m2, wooden floor, a French window opening onto a small stone porch.
- An ensuite room of approximately 9.6 m2, wooden floor,
- A bedroom of around 16.2 m2, wooden floor
- A bathroom of approximately 9.8 m2, lino on the floor on the floor, with a bath, a washbasin, a toilet.
Convertible attic over the entire surface.

Further information :
- Wooden joinery with single glazing and wooden shutters.
- Heating by a mixed wood/fuel boiler with a fuel tank.
- Sanitation to redo, because it is currently located in the cellar which is no longer regulatory.
- Work needed

Outside :
Attached to the house:
- A garage/barn with a cellar of approximately 27.6 m2
- A garage space of approximately 58.7 m2, concrete floor, with a mezzanine on half the surface.
- A workshop of approximately 10.5 m2
- A second garage of approximately 19 m2, concrete floor and garage door to the garden.
- A cellar under the night part of the house.
- An adjoining garden of approximately 1900 m2, fully enclosed and with mature trees + a garden (930 m2) with a 12 x 6 m swimming pool (liner to be changed) and pool house, separated from the house by a small alley.







