



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5955

• House - Issigeac •



## DETAILS

**Land surface:** 2830 m<sup>2</sup>

**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

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

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 m<sup>2</sup> living

2 830 m<sup>2</sup>

- 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 m<sup>2</sup> with a stone fireplace, terracotta floor, moldings, wooden ceiling.
- A kitchen of approximately 15.6 m<sup>2</sup>, 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 m<sup>2</sup>, tiled floor, a French window to a small garden at the back of the house.
- A boiler room of approximately 5.9 m<sup>2</sup>, sink, boiler, concrete floor.

From the entrance, a few steps towards:

- A dining room of around 16.4 m<sup>2</sup>, wooden floor,
- An ensuite room of approximately 9.3 m<sup>2</sup>, wooden floor, wall cupboard,
- A bedroom of 14.5 m<sup>2</sup>, wooden floor, a French window opening onto a small stone porch.
- An ensuite room of approximately 9.6 m<sup>2</sup>, wooden floor,
- A bedroom of around 16.2 m<sup>2</sup>, wooden floor
- A bathroom of approximately 9.8 m<sup>2</sup>, 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 m<sup>2</sup>
- A garage space of approximately 58.7 m<sup>2</sup>, concrete floor, with a mezzanine on half the surface.
- A workshop of approximately 10.5 m<sup>2</sup>
- A second garage of approximately 19 m<sup>2</sup>, concrete floor and garage door to the garden.
- A cellar under the night part of the house.
- An adjoining garden of approximately 1900 m<sup>2</sup>, fully enclosed and with mature trees + a garden (930 m<sup>2</sup>) with a 12 x 6 m swimming pool (liner to be changed) and pool house, separated from the house by a small alley.

