



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6046

• House - Issigeac •



DETAILS

Land surface: 5715 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

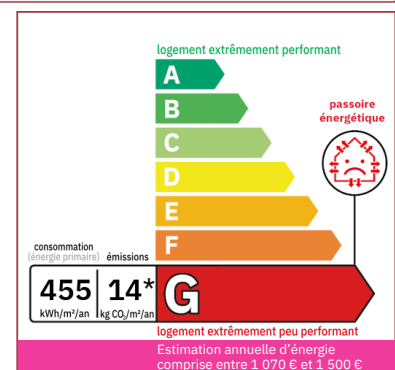
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Less than 1 km from the center of the village, stone property comprising a dwelling house, a studio, outbuildings, wooded park with swimming pool.

171 m² living

5 715 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

252 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 238 000 €

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



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• Description ref n°6046 •

Stone property composed of:

- a main house of approximately 132 m², offering: on the ground floor: veranda (20.1 m²), fitted kitchen of approximately 13.6 m² (with furniture, hob, integrated extractor), dining room, dining / living room (38.8 m²) with fireplace-insert, hallway (3.6 m²) leading to a bedroom (8.8 m²) with its private bathroom of approximately 2.2 m² (sink, shower and w.c. grinder), a second corridor (3.4 m²), a bathroom of 2.3 m² (sink and shower), a toilet, a bathroom of 9.2 m² (3 sinks, bath).

Upstairs: hallway (3.4 m²), 4 bedrooms in the attic (about 7 m²), a toilet (w.c and washbasin), an office or dressing room (3.9 m²)

Vents connected to the insert allow the floor to be heated as well.

Wood heating (insert) + electric heaters. Double glazed wood joinery.

- an adjoining studio (guest house or gîte) of around 38 m² comprising: a fitted kitchen (13.4 m²), living room (19.6 m²), shower room of 2.1 m² (sink, shower, towel dryer), w.c, cupboard.

Reversible air conditioning and electric heating. Double glazed PVC joinery.

- outbuildings: garage (31.2 m²) with woodshed (11.7 m²) and summer kitchen/cellar (17 m²). Shed (136.6 m²) Semi-enclosed wooden shelter (18.2 m²).

Park with chlorine pool (7.8 x 3.8m). Well supplying the house (with additional water meter)

