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

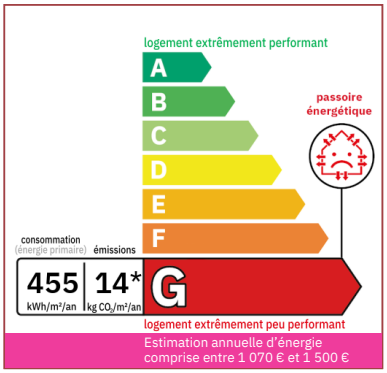
Swimming pool: Yes

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

Non-binding document

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

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)







