Valadié Immobilier

Ref : 6497

• House - Issigeac •

SOLD

DETAILS

Land surface: 2450 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: Yes

Work needed: No 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

DPE en cours

Logement énergivore

Charming light filled spacious one level property within walking distance to Issigeac.
Mature enclosed garden, open garage for parking,

163 m² living

2 450 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included
331 000 €
Agency fees: 5,1 % VAT included*
Price without fees: 315 000 €

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

• Description ref n°6497 •

2 minutes by foot from the shops, house from the 60s/70s tastefully renovated in 2015 the rooms are light filled and spacious, including:
- Superb covered terrace around the property
 12.50m entrance hall
- leading to the
- main reception room of 40.20m2 with a double-sided fireplace
- Cloakroom 3.12m2
- MOBALPA fitted kitchen, 18,23 m2 with cupboards, hob, extractor hood, oven, sink, dishwasher, a door leading to the laundry room of 2 m2

- hallway of 14 m2 leading to the bedrooms
- 1 bedrooms of 16.35 m2 with french window leading onto the terrace
- 2 bedeoom of 12.59m2
Master Bedroom with sitting area of 25.52m2 with cupboards
- a bathroom of 6.55m2 with an Italian shower, basin and w.c
- a separate toilet 2.63m2

the basement 32.33m2 with a direct exit to the garden including wine cellar 7 m2
Heat pump, Reversible air conditioning
Therodynamic water heater

- Double glazed PVC windows

- Sanitation: mains drainage

Outside :
Double garage car port in wood with enclosed workshop
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