

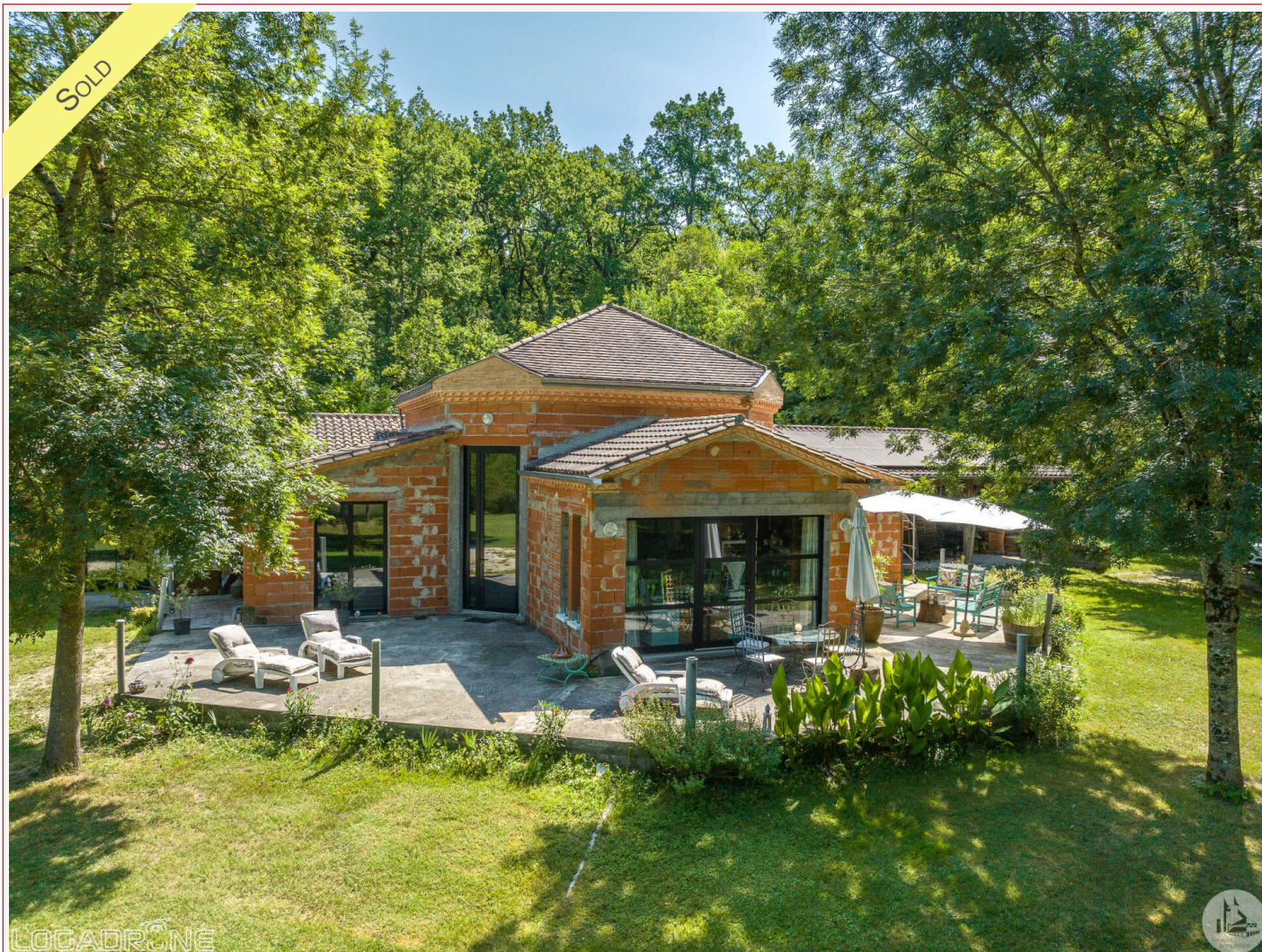


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6548

• House - Issigeac •



## DETAILS

**Land surface:** 29470 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Without

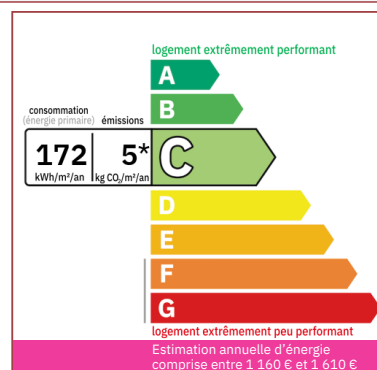
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Magnificent property to be completed in a relaxing setting 10 minutes from Bergerac, 222m<sup>2</sup> of living space, land of over 2.9 hectares, wooded area, clearing, 2 lakes, wells.

222 m<sup>2</sup> living

29 470 m<sup>2</sup>

- Castillonnes -

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47330 Castillonnes

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Price fees included

388 500 €

Agency fees: 5 % VAT included\*

Price without fees: 370 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°6548 •

In a bucolic setting with 2 lakes, a spring, a well, a dwelling house to be finished comprising:

- entrance hall of approx. 15.5m<sup>2</sup> (currently the kitchen),
- a very bright living room of approx 52m<sup>2</sup>, cathedral ceiling, a wood stove, mezzanine access, opening onto the terrace

- a room planned for a Haier brand equipped kitchen of approx. 20.9m<sup>2</sup> with access to the terrace,
- a cellar of approx 21m<sup>2</sup> with access door to the double garage,

- a mezzanine of approx 25.6m<sup>2</sup> with access to a room for bedroom of approx 15.8m<sup>2</sup>,

In the DRC:

- a sleeping area a distribution corridor of approx 7.6m<sup>2</sup>

Bedroom 1: large bright unlined 34m<sup>2</sup> bedroom

Bedroom 2 of approx: 15.8m<sup>2</sup>, one of which has a shower room planned (evacuation), a dressing room, - a room planned as a shower room of approx 8.6m<sup>2</sup>,

- a bedroom of approx. 15m<sup>2</sup> with shower and wc, bay window to the outside.

- a dressing room of approx 6m<sup>2</sup>

Double Garage of approx 37.5m<sup>2</sup>,

- a concrete floor terrace,

- two lake,

- a crossing stream,

- a well

- a source

The property requires the installation of the heated floor, floors to be done, interior painting, installation of the bathroom, exterior plaster and terrace floor, individual sanitation

