



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6548

• House - Issigeac •



DETAILS

Land surface: 29470 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Without

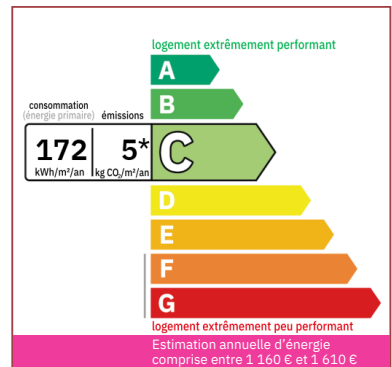
Swimming pool: No

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, 222m² of living space, land of over 2.9 hectares, wooded area, clearing, 2 lakes, wells.

222 m² living

29 470 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

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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



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

- entrance hall of approx. 15.5m² (currently the kitchen),
- a very bright living room of approx 52m², cathedral ceiling, a wood stove, mezzanine access, opening onto the terrace

a room planned for a Haier brand equipped kitchen of approx. 20.9m² with access to the terrace,
a cellar of approx 21m² with access door to the double garage,

a mezzanine of approx 25.6m² with access to a room for bedroom of approx 15.8m²,

In the DRC:

a sleeping area a distribution corridor of approx 7.6m²

Bedroom 1: large bright unlined 34m² bedroom

Bedroom 2 of approx: 15.8m², one of which has a shower room planned (evacuation), a dressing room, - a room planned as a shower room of approx 8.6m²,

- a bedroom of approx. 15m² with shower and wc, bay window to the outside.

- a dressing room of approx 6m²

Double Garage of approx 37.5m²,

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

