



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6642

• House - Castillonès •



## DETAILS

**Land surface:** 3803 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed 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

Logement énergivore

DPE en cours

In a green setting, spacious country house, Perigord type, traditional, in stone with outbuildings and swimming pool. Six bedrooms and two bathrooms.

160 m<sup>2</sup> living

3 803 m<sup>2</sup>

- Issigeac -  
Grand Rue

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Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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



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## • Description ref n°6642 •

Stone country house comprising:

On the ground floor :

- An entrance hall with tiled floor, cob-timbered wall (19m<sup>2</sup>)
- A large living room, lounge/dining room, with stone fireplace and wood burning stove (36m<sup>2</sup>)
- A kitchen (12.4m<sup>2</sup>) fitted with low cupboards, old stone sink, bay window overlooking the garden.
- a bedroom (10.5m<sup>2</sup>)
- a bathroom with bath-sink-towel dryer (about 3.5m)
- an independent toilet

Upstairs :

- a landing (5.2m<sup>2</sup>)
- 2 bedrooms with parquet floors, exposed framework (21.7m<sup>2</sup> and 10m<sup>2</sup>, on the ground, knowing that the bedrooms are attic;

On the ground floor with another independent access:

- entrance (4m<sup>2</sup>)
- living room with wood stove (28.7m<sup>2</sup>)
- Distribution corridor with cupboards (approximately 8m<sup>2</sup>)
- An old plum oven used as a room with two doors giving access to the garden (about 20m<sup>2</sup>), a room which is accessed from the largest of the bedrooms.
- Three bedrooms (11.3m<sup>2</sup>/ 11.3m<sup>2</sup>/11.9m<sup>2</sup>)
- a bathroom with shower (4m<sup>2</sup>)
- a separate toilet.

Information items:

- Floor tiles on the ground floor. Floor upstairs.
- Wooden joinery with single glazing.
- Wood heating
- Non-compliant septic tank sanitation.

Outside :

- Stone barn outbuilding, possibility of extension (also in the attic)
- Well
- Park with swimming pool

