



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6664

• House - Castillonès •



## DETAILS

**Land surface:** 1876 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

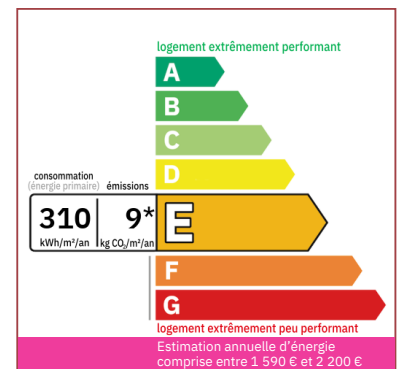
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1995



Single-storey house with heated swimming pool, beautiful open view, bright, completely renovated, with 3 bedrooms, one of which is en suite, garage, adjoining land of 1876m<sup>2</sup>.

110 m<sup>2</sup> living

1 876 m<sup>2</sup>

- Issigeac -  
Grand Rue

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Price fees included

298 920 €

Agency fees: 6 % VAT included\*

Price without fees: 282 000 €

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



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## • Description ref n°6664 •

Dwelling house sold furnished (list in appendix) with covered and uncovered terrace, including:

- entrance (4.7m<sup>2</sup>),
- living/dining room with insert fireplace, two French windows opening onto the two terraces respectively, and a window (30.5m<sup>2</sup>),
- equipped kitchen with fridge/freezer, dishwasher, oven and hood (14.9m<sup>2</sup>),
- hallway (4.8m<sup>2</sup>),
- 2 bedrooms with floating floors (11m<sup>2</sup> and 13m<sup>2</sup>),
- a bathroom with w.c, in travertine, (4.9m<sup>2</sup>),
- a bedroom (13.4m<sup>2</sup>) en suite with adjoining shower room with toilet, in travertine (7.2m<sup>2</sup>),
- garage with sink, water supplies for washing machine, cement on the floor, access hatch to the (insulated) attic (23.4m<sup>2</sup>).

Heated swimming pool from 2017, 5x9 chlorine with liner, solar shower.

Garden shed.

Miscellaneous :

- electric heating + insert (with heat distributor for the kitchen and bedroom)
- double wooden glazing
- VMC bathroom and kitchen
- COMPLIANT individual sanitation

