



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6945

• House - Issigeac •



## DETAILS

**Land surface:** 41692 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Unknown

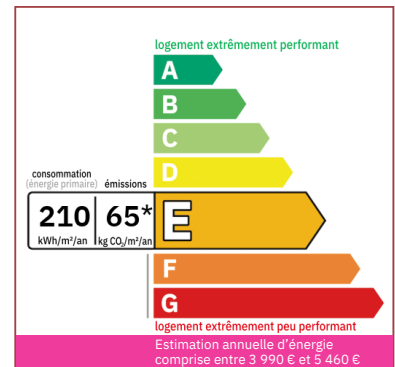
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1900



Charming house of approx. 250 m<sup>2</sup> of living space, 5 bedrooms, garage, well, covered terrace, covered swimming pool and land of more than 4 hectares not adjoining

250 m<sup>2</sup> living

41 692 m<sup>2</sup>

- Castillonès -

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°6945 •

Stone dwelling house restored in the 80s including:

On the ground floor: entrance hall with cupboards (21.6 m<sup>2</sup>), kitchen (19.7 m<sup>2</sup>), living/dining room with fireplace (65 m<sup>2</sup>), hallway with cupboards (5.3 m<sup>2</sup>) leading to a scullery (4 m<sup>2</sup>) with gas hobs and sink; shower room (3.5 m<sup>2</sup>), hallway (2 m<sup>2</sup>), independent toilets with washbasin; boiler room (6.5m<sup>2</sup>); small cellar (3 m<sup>2</sup>).

From the entrance hall, stairs leading to a mezzanine used as a bedroom with cupboards (22.9 m<sup>2</sup>) and bedroom 5 following with skylight, shower and basin (16.5 m<sup>2</sup>).

Upstairs, from the living room: landing (16 m<sup>2</sup>), bedroom 1 with cupboards (13.3 m<sup>2</sup>), laminate flooring, exposed stone wall; bedroom 2 (13 m<sup>2</sup>) with fitted wardrobes and carpeted floor; independent toilets; hallway with fitted wardrobes (5 m<sup>2</sup>), bedroom 3 (10.9 m<sup>2</sup>) with fitted wardrobes; bedroom 4 (11 m<sup>2</sup>) with fitted wardrobes; bathroom (4.6 m<sup>2</sup>) with basin and bidet.

A part of land is adjoining and another on the other side of the road. The land is flat and wooded.

There is a garage attached to the house (20 m<sup>2</sup>) but which does not communicate from the inside, an open shelter on the right side as well as a room used for storage which can be used as a small workshop.

The property is equipped with a well, an indoor swimming pool (salt, 11x5, liner and pump changed two years ago), a swimming pool shelter, a covered terrace at the back of the house with barbecue area, manual awning.

There is no opposite and an unobstructed view of the ba

