



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6945

• House - Issigeac •



DETAILS

Land surface: 41692 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Unknown

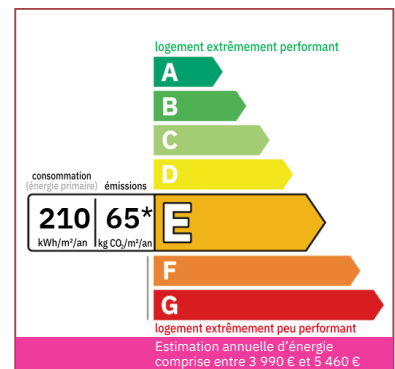
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900



Charming house of approx. 250 m² of living space, 5 bedrooms, garage, well, covered terrace, covered swimming pool and land of more than 4 hectares not adjoining

250 m² living

41 692 m²

- 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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Stone dwelling house restored in the 80s including:

On the ground floor: entrance hall with cupboards (21.6 m²), kitchen (19.7 m²), living/dining room with fireplace (65 m²), hallway with cupboards (5.3 m²) leading to a scullery (4 m²) with gas hobs and sink; shower room (3.5 m²), hallway (2 m²), independent toilets with washbasin; boiler room (6.5m²); small cellar (3 m²).

From the entrance hall, stairs leading to a mezzanine used as a bedroom with cupboards (22.9 m²) and bedroom 5 following with skylight, shower and basin (16.5 m²).

Upstairs, from the living room: landing (16 m²), bedroom 1 with cupboards (13.3 m²), laminate flooring, exposed stone wall; bedroom 2 (13 m²) with fitted wardrobes and carpeted floor; independent toilets; hallway with fitted wardrobes (5 m²), bedroom 3 (10.9 m²) with fitted wardrobes; bedroom 4 (11 m²) with fitted wardrobes; bathroom (4.6 m²) 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 m²) 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

