

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

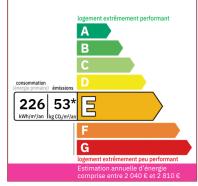
Ref : 6949

• House - Issigeac •



DETAILS Land surface: 8 ha Number of bedrooms: 4 Number of levels: 1 Type of heating: Fuel oil Drainage/sewage: Septic tank

Swimming pool: Yes Ground floor living: No Work needed: No work Fireplace: Yes open hearth Built: Not specified



Beautiful character property retaining many original features and beautiful stone house, an independent gîte, covered swimming pool, 8 ha of land nestled in a quiet bucolic setting 7 km from La Cité Médiévale Issigeac d'Issigeac, a

270 m² living

80 000 m²

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included **450 000 €** Agency fees: 5,1 % VAT included*

Price without fees: 428 000 € *The agency fees are entirely at the cost of the purchaser Agence Immobilière Valadié

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• Description ref n°6949 •

Charming property in a small hamlet located in a beautiful organic and natural environment

The property consists of two stone buildings and an indoor swimming pool.

1/ The main house of 274m2 consists of:

Entrance hall, 9 m2 with bathroom, WC. Laundry room. Beautiful living room of 43 m2 with a fireplace, access to a large covered terrace. A wooden staircase leads to two bedrooms.

An equipped kitchen of 30 m2. , from the kitchen a staircase leads to a bedroom/office.

On the ground floor a large bedroom with an en-suite shower room.

Large covered terrace of 60m2, with a small summer kitchen

Very beautiful environment, pretty terraces, a 'Desjoyaux' covered salt swimming pool 5 x 11 m

2/ Guest house of 121 m2 'Sheepfold' in an old barn:

Double glazing, large fitted kitchen room, 48 m2, a mezzanine bedroom 22 m2, a bathroom, WC, a bedroom

Garage -workshop 22m2 and air-conditioned wine cellar. A small outbuilding / summer kitchen or for storage Chicken coop and cabin

. Beautiful park

Land of more than approximately 8 ha including 1 ha of garden (approx. 20 acres) with a pond, organic orchard, meadows, etc.

Double glazing and additional glazing in places, roof insulation, oil central heating for the 2 homes

Hot water for the main house is distributed by the oil boiler,

and by electric balloon for the lodge

Individual sanitation including 1 septic tank and 2 degreaser tanks Eligible for fiber







