



# 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

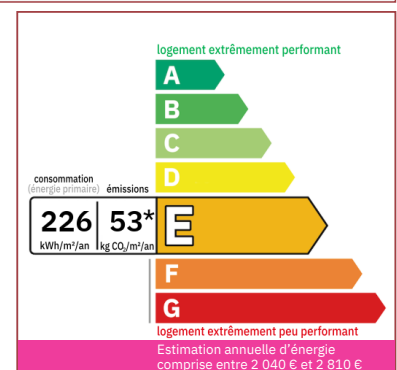
**Swimming pool:** Yes

**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 m<sup>2</sup> living

80 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

460 000 €

Agency fees: 5 % VAT included\*

Price without fees: 438 000 €

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





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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 274m<sup>2</sup> consists of:

Entrance hall, 9 m<sup>2</sup> with bathroom, WC. Laundry room.

Beautiful living room of 43 m<sup>2</sup> with a fireplace, access to a large covered terrace. A wooden staircase leads to two bedrooms.

An equipped kitchen of 30 m<sup>2</sup>. , 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 60m<sup>2</sup>, 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 m<sup>2</sup> 'Sheepfold' in an old barn:

Double glazing, large fitted kitchen room, 48 m<sup>2</sup>, a mezzanine bedroom 22 m<sup>2</sup>, a bathroom, WC, a bedroom

Garage -workshop 22m<sup>2</sup> 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

