



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7083

• House - Issigeac •



## DETAILS

**Land surface:** 3951 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

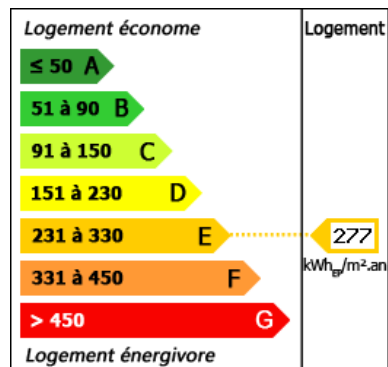
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



At the end of a path ensuring absolute tranquility and in a bucolic setting, old mill with garden, swimming pool and garage.

145 m<sup>2</sup> living

3 951 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

312 700 €

Agency fees: 6 % VAT included\*

Price without fees: 295 000 €

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





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## • Description ref n°7083 •

Old stone mill with a living area of approximately 145 m<sup>2</sup> including: a living room (53 m<sup>2</sup>) with a fireplace and wood stove, a fitted kitchen (14 m<sup>2</sup>) with cooking range and hood, a hallway (4.3 m<sup>2</sup>), a shower room (3.9 m<sup>2</sup>), hallway, an en-suite bedroom of 26.3 m<sup>2</sup>, 2 bedrooms (12.3 m<sup>2</sup> each) and a bathroom (18 m<sup>2</sup>) with sink, shower, central bath, w.c.

Single glazed wooden joinery. Wood-fired central heating (the wood-burning stove powers the radiators)

A 10m x 5m heated salt-water swimming pool.

Independent garage (28 m<sup>2</sup>) with technical room.

