



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7170

• House - Issigeac •



DETAILS

Land surface: 4366 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: 1850

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

6km from Issigeac, this house is located in a quiet area, ideal for a second home, possibility of expansion with the right wing of the house, wooded park!

90 m² living

4 366 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included*

Price without fees: 140 000 €

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



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Stone house including:

- entrance with large cupboards (approximately 17.6m²),
- kitchen also with numerous cupboards and a double sink, tiled floor (24.6m²), electric meter and boiler next to it,
- veranda-style corridor (10.7m²),
- black room with wood stove also opening onto the corridor, which can be used as an office for example (6.5m²),
- clearance (2m²) serving the bedroom and the bathroom,
- bathroom with toilet (4.6m²),
- bedroom (13.4m²),

Upstairs :

- mezzanine (approximately 6.5m² on the ground),
- extra bedroom (approximately 6m² but attic).

In the right wing of the house:

Room with dirt floor (15.6m²), laundry room with skylight ideal for a workshop because very bright room, with a sink (25m²), workshop (22.2+14.3+3.4m²),

Other dependencies and assets:

- shed, open garage (20m²), terrace, very pretty interior courtyard with a room (approximately 16m² with a recess), concrete floor.

Miscellaneous :

- gas central heating (Primagaz- overhead tank).
- double and single glazing in wood
- individual sanitation NC

