



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7206

• House - Issigeac •



## DETAILS

**Land surface:** 9300 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** chauffage au sol électrique et poêle à granulés.

**Drainage/sewage:** Septic tank

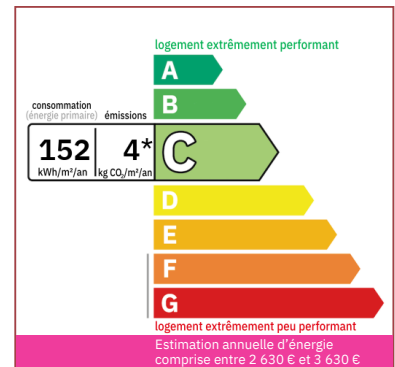
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



5 minutes from the shops, discover this magnificent single-storey house of 240 m<sup>2</sup>, built in 2008, offering an exceptional living environment on a vast plot of 9,300 m<sup>2</sup>. Generous spaces and quality services.

240 m<sup>2</sup> living

9 300 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

577 500 €

Agency fees: 5 % VAT included\*

Price without fees: 550 000 €

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



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## • Description ref n°7206 •

This property offers a peaceful and comfortable living environment, with modern amenities and large spaces, both inside and outside. Don't miss the opportunity to discover this house which includes: a kitchen open to the dining room and two living rooms, ideal for entertaining, a living room of 23 m<sup>2</sup>, an office (or bedroom) of 9 m<sup>2</sup>. Two cellars of 9 m<sup>2</sup> each for maximum storage.

Separate toilet.

Four bedrooms including a master suite with bathroom (shower, bathtub and double sink) and a bathroom.

Exterior:

30 m<sup>2</sup> box that can be used for storage.

Carport for two vehicles.

Three garages with a total capacity of four vehicles (130 m<sup>2</sup>)

L-shaped salt pool, perfect for hot summer days.

Summer lounge

Jacuzzi for moments of relaxation.

Equipment:

Electric underfloor heating and pellet stove.

Double glazing with recent Somfy solar PVC closures.

Two recent cumulus tanks of 300 liters each, dedicated respectively to the kitchen and the bathroom.

