Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7242

• House - Issigeac •



DETAILS

Land surface: 23389 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: POMPE A CHALEUR

Drainage/sewage: Septic tank

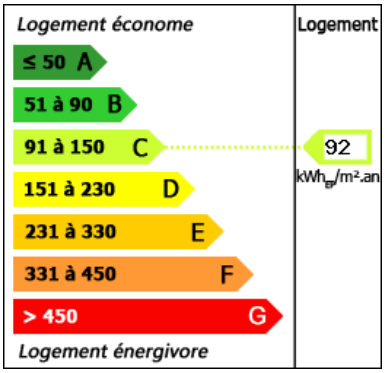
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Former barn entirely restored to a high standard, beautiful volumes 188 m2 habitable, more than 2 hectares of enclosed land, well, electric gate, 3 km from Issigeac.

188 m² living

233 890 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

580 000 €

Agency fees: 3,6 % VAT included*
Price without fees: 560 000 €

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

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• Description ref n°7242 •

Stone house and wooden cladding located within its enclosed grounds, open view of the surrounding countryside including:
- an entrance to the living room-dining room of approx. 47m2 bright with open fireplace,
-a Comera equipped kitchen with low units, gas hob, extractor, oven and dishwasher, a sink, area 24.20M2, sliding door leading to the east terrace.
- a dessert lobby:
-2 bedrooms of 11.7m2, one with French window on the west facade, beautiful view of the countryside,
a guest toilet,
- a bathroom with walk-in shower, vanity unit, heated towel rail of approx. 4.47m2.
A tailor-made staircase serves the first floor:
-a parental suite of approx 44m2 including a bedroom opening onto the bathroom with shower and bath, a separate toilet, a dressing room that can be a bedroom, a balcony with an open view.
A 24m2 dressing room that can be used as a bedroom.
-Two terraces of approx 14 and 30 m2 facing west and east, a garage, a guinguette, -a well.
- Enclosed land with electric gate.
Travertine on the ground in the DRC
Underfloor heating by condensing boiler on the ground floor
Reversible air conditioning in the parental suite and electric heating in the dressing room.
Property tax: €905









