



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7293

• House - Issigeac •



## DETAILS

**Land surface:** 15 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Originally a former hunting lodge on a probably medieval structure. The evolution of the building led to a characterful charterhouse of approx. 250 m<sup>2</sup> planted in the middle of its land of approx. 15 ha.

300 m<sup>2</sup> living

150 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

880 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 840 000 €

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





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## • Description ref n°7293 •

The original tower was flanked by a more recent construction probably from the end of the 18th century. On the upper part of the land which dominates a terrace embraces the view, the park and the planted part of the property.

The house consists of an entrance of 15 m<sup>2</sup> approx., the living room with monumental fireplace, the exposed framework leaves the ridge at more than 6 meters, with a small mezzanine.

Fitted kitchen, office of 27 m<sup>2</sup> approx., bathroom, bedroom.

Upstairs: 4 bedrooms and shower room.

The tower which can be left private houses two bedrooms with a staircase and a door isolating it from the rest of the charterhouse.

Outside, vaulted cellar, old basement of a building which has now disappeared.

Land in one piece of approximately 15 hectares, with a pond fed by a spring.

Garage for car and equipment.

Central heating with oil.

