



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7424

• House - Issigeac •



## DETAILS

**Land surface:** 45744 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Poêle à bois et électrique (électrique au sol dans la cuisine et clim à l'étage)

**Drainage/sewage:** Septic tank

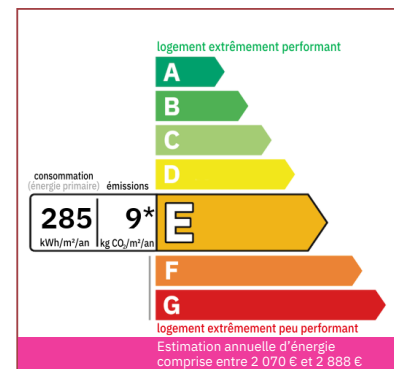
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Quiet property in a dominant position, partially renovated with 146m<sup>2</sup> accommodation and 300m<sup>2</sup> to be converted, swimming pool, well, pond and land of approx. 4 hectares with woods.

478 m<sup>2</sup> living

45 744 m<sup>2</sup>

- Castillonnès -

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Price fees included

477 000 €

Agency fees: 6 % VAT included\*

Price without fees: 450 000 €

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



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## • Description ref n°7424 •

Charming property located just 15 minutes from Bergerac offering many possibilities currently composed of a residential house and a Périgourdine of approx. 300 m2 to be converted, all communicating.

The renovated main house consists of: an entrance to a kitchen-dining room of approx. 32m2 with fireplace equipped with an insert, underfloor heating, a living room of approx. 35m2 with parquet flooring opening onto the terrace and overlooking the countryside. Upstairs: currently an open room of approx. 47m2 offering a beautiful view with a lounge-office area and a bedroom but it would be possible to create 3 bedrooms (velux and windows), a separate bathroom with bathtub, walk-in shower, double sink, toilet and bidet.

A cellar

The Périgourdine: direct access from the kitchen to a small entrance hall with a staircase leading to the first floor on the ground floor: the space is currently divided into a dining room-lounge with cribs, a workshop and a laundry-shower room.

Upstairs: space of approx. 160m2 with 7 windows and a French window leading to a large covered wooden balcony of 34m2 with views.

Outside, a stone outbuilding with terrace overlooking the 12x4m swimming pool. Mature gardens surround the property and include various fruit trees. There is also a pond and a well.

Miscellaneous:

- double glazing wood
- electric underfloor heating in the kitchen, wood stove, reversible air conditioning upstairs.

