



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7443

• House - Issigeac •



## DETAILS

**Land surface:** 1.49 ha

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Pit all waters

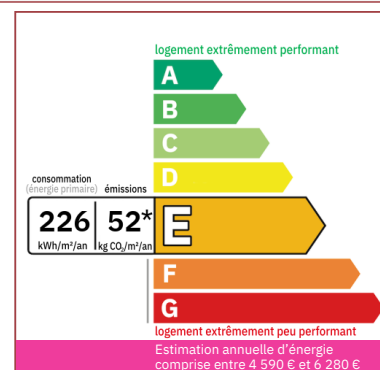
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1550



Located in a charming village a few kilometers from Issigeac, at the end of a path, superb artist's house of 190 m<sup>2</sup> nestled on the heights.

190 m<sup>2</sup> living

14 900 m<sup>2</sup>

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Price fees included

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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





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## • Description ref n°7443 •

Renovated stone farmhouse of 190 m<sup>2</sup> on land of approximately 15,000 m<sup>2</sup> with outbuildings.

This consists on the ground floor; of a living room with open kitchen of 60 m<sup>2</sup> and fireplace, a living room of 60 m<sup>2</sup> with a second imposing fireplace, a bedroom, a bathroom and separate toilets.

Upstairs; An attic bedroom of 25 m<sup>2</sup> and an attic of 150 m<sup>2</sup> to be converted.

Outside a first outbuilding of 80 m<sup>2</sup> serving as a workshop, a stable of 50 m<sup>2</sup> and a lean-to of 25 m<sup>2</sup>.

In the garden a stone building can be transformed into a gîte.

The roof is in good condition.

The frames are in double-glazed aluminum and the heating is gas.

