# 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

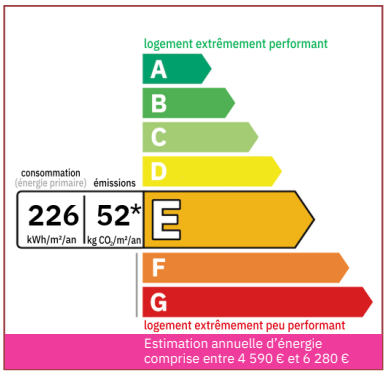
**Swimming pool:** No

**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 m2 nestled on the heights.

**190 m² living**

**14 900 m²**

Non-binding document

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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 m2 on land of approximately 15,000 m2 with outbuildings.
This consists on the ground floor; of a living room with open kitchen of 60 m2 and fireplace, a living room of 60 m2 with a second imposing fireplace, a bedroom, a bathroom and separate toilets.
Upstairs; An attic bedroom of 25 m2 and an attic of 150 m2 to be converted.
Outside a first outbuilding of 80 m2 serving as a workshop, a stable of 50 m2 and a lean-to of 25 m2.
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.











