



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7460

• House - Issigeac •



## DETAILS

**Land surface:** 13365 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

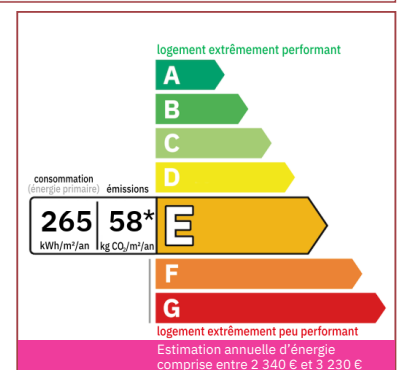
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Stone house of approximately 160m<sup>2</sup> of living space with 4 bedrooms, swimming pool, chalet, garage, wooded land with two wells, quiet and not overlooked!

160 m<sup>2</sup> living

13 365 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

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Price fees included

378 000 €

Agency fees: 5 % VAT included\*

Price without fees: 360 000 €

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



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## • Description ref n°7460 •

18th century stone house including:

On the ground floor :

- entrance to living room with open fireplace, tiled floor (31.6m<sup>2</sup>),
  - equipped kitchen with 1 French window giving access to a covered terrace (24m<sup>2</sup>),
  - landing, library area (8.2m<sup>2</sup>)
  - logia, single glazing.
  - an airlock with a French window,
  - bedroom 1 with parquet flooring, a French window (17.2m<sup>2</sup>),
  - bathroom with shower, double sink -single glazing- (4.8m<sup>2</sup>),
  - an independent toilet,
  - office or bedroom 2 with parquet floor (17.7m<sup>2</sup>),
  - bedroom 3 with carpeted floor (12.6m<sup>2</sup>),
  - laundry room/boiler room (5m<sup>2</sup>),
- Upstairs, attic, master suite:
- bathroom with toilet (13m<sup>2</sup> floor space)
  - bedroom 4 with skylight (26.6m<sup>2</sup> floor space)

Gas central heating (condensing boiler).

Salt pool 11 x 5m, wooden chalet with shower (single glazing), stone garage, wooden outbuilding with workshop and carport and 2 wells on land of approximately 13,000m<sup>2</sup>.

