



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7545

• House - Issigeac •



## DETAILS

**Land surface:** 4508 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** micro station aux normes

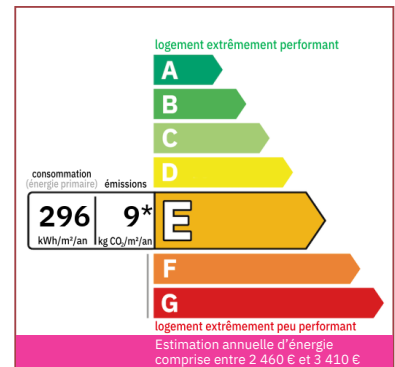
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



On the edge of a charming little hamlet, in a dominant position, charming stone house of 130 m<sup>2</sup>, swimming pool and outbuildings on land of 4278 m<sup>2</sup>.

130 m<sup>2</sup> living

4 508 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 300 000 €

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





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## • Description ref n°7545 •

Stone farmhouse of 130 m2 with outbuildings on land of 4278 m2.

This is composed on the ground floor; A living/dining room of 50 m2 with pellet insert, a semi-separate kitchen of 10 m2 equipped with a Leisure brand piano, a corridor serving a bedroom of 12 m2, a shower room, separate toilets then a storeroom of 8 m2 accessing a winter garden of 23 m2 with the technical room of the swimming pool.

Upstairs, a landing of 20 m2 (which can be used as a third bedroom) opening onto an office space of 6 m2 and a bedroom of 12 m2 with velux.

A barn of 57 m2, a workshop, then a double garage of 24 m2.

A paved terrace gives access to the wooded park with truffle oaks and a 10m\*5m chlorine swimming pool whose liner will need to be changed.

Reversible air conditioning,

Presence of a well,

Roof in good condition with photovoltaic panels,

Sanitation system; micro station up to standards,

Double glazing.

