Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7556 • House - Issigeac •



DETAILS

Land surface: 3244 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Pompe à chaleur

Drainage/sewage: Everything in the sewer

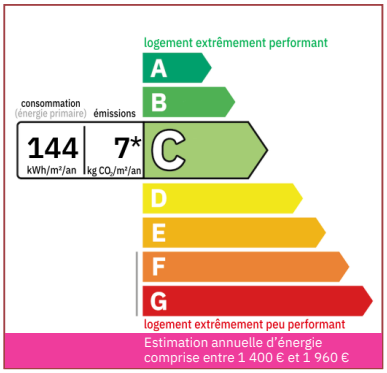
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1888



A beautiful bourgeois house dating from 1888, renovated since 2011. Comfortable and bright, with 4 bedrooms, an attic, and a cellar. Several outbuildings can be converted. Extraordinary views! Beautiful grounds of

188 m² living

3 244 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

449 000 €

Agency fees: 6 % VAT included*
Price without fees: 423 585 €

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

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• Description ref n°7556 •

A house with a living area of approximately 187 m² (2,000 sq ft) on two converted levels, with the possibility of extending into the attic:
On the garden level:
- An entrance hall leading to a living room of approximately 59.3 m² (620 sq ft), a wood-burning stove installed in a fireplace, tiled flooring, stone walls, exposed beams, and a wooden staircase leading to the upper floor.
- A kitchen of approximately 17.4 m² (180 sq ft), tiled flooring, and a functional Cantou-style fireplace (closed flue). The kitchen is fitted with upper and lower cupboards, a central island, and is equipped with a gas hob, dishwasher, and oven. A French door opens onto a vestibule.
- A vestibule of approximately 4.5 m² (420 sq ft) serving as an entrance from the garden with access to the covered terrace. Tiled flooring.
- A laundry room of approximately 3.6 m² (310 sq ft), with a separate toilet, tiled flooring. - An office of approximately 18.5 m² (190 sq ft), tiled floor, and a French window opening onto the rear garden of the house.

Upstairs:
- A landing of approximately 13 m² (140 sq ft), laminate flooring. Reversible air conditioning for the upper floor.
- A bedroom of approximately 18.9 m² (190 sq ft), laminate flooring.
- A bedroom of approximately 18.5 m² (190 sq ft), laminate flooring.
- A bedroom of approximately 18 m² (190 sq ft), laminate flooring, a decorative wooden fireplace, a built-in wooden wardrobe, and an ensuite bathroom with a shower cubicle, sink, toilet, heated towel rail, and ventilation system.
- A hallway of approximately 2.2 m² (200 sq ft), tiled floor, and a closet.
- A separate toilet of approximately 1.5 m² (190 sq ft), tiled floor, tiled walls, and a washbasin.
- A bathroom of approximately 12 m² with a corner bathtub, a walk-in shower, double sinks, and built-in cupboards.

- A convertible attic of approximately 82 m². Floorboards, and cellulose insulation.
- A cellar of approximately 80 m² under a slab, with gravel on the floor.







