



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

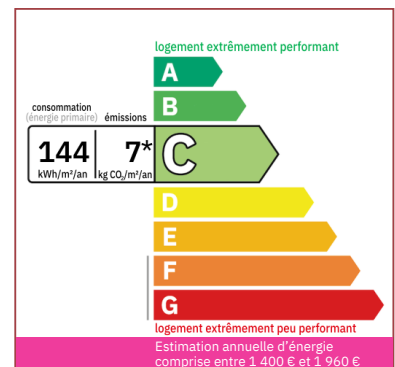
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1888



A beautiful bourgeois house dating from 1888, renovated since 2011. Very comfortable and bright, 4 bedrooms, attic and cellar. Several outbuildings that can be converted. Extraordinary view! Pretty park of approximately 3000 m².

188 m² living

3 244 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

495 000 €

Agency fees: 6 % VAT included*

Price without fees: 466 981 €

*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 on 2 converted levels and possibility of extending into the attic:

On the garden level:

- An entrance to a living room of approximately 59.3 m², a wood stove installed in a fireplace, tiled floor, stone walls, exposed beams, a wooden staircase leading to the upper floor.
- A kitchen of approximately 17.4 m², tiled floor, a functional Cantou-type fireplace (closed flue). Kitchen fitted with high and low cupboards, a central island, equipped with a gas hob, a dishwasher, an oven. A French window opening onto a vestibule.
- A vestibule of approximately 4.5 m² serving as an entrance from the garden with access to the covered terrace. Tiled floor.
- A laundry room of approximately 3.6 m², with a separate toilet, tiled floor.
- An office of approximately 18.5 m², tiled floor, a French window opening onto the back garden of the house.

Upstairs:

- A landing of approximately 13 m², laminate flooring. Reversible air conditioning which diffuses for the upper floor.
- A bedroom of approximately 18.9 m², laminate flooring.
- A bedroom of approximately 18.5 m², laminate flooring.
- A bedroom of approximately 18 m², laminate flooring, a decorative wooden fireplace, a built-in wooden wardrobe, and an ensuite bathroom with a shower cubicle, a sink, a toilet, a towel dryer, vmc.
- A hallway of approximately 2.2 m², tiled floor. A cupboard.
- A separate toilet of approximately 1.5 m², tiled floor, earthenware walls and a washbasin.
- A bathroom of approximately 12 m² with a corner bathtub, a walk-in shower, double sink, cupboards.

- A convertible attic of approximately 82 m² on the ground. Floor, floor insulation with cellulose watt.
- A cellar of approximately 80 m² under joists, gravel on the ground.



Additional information:

- Roof redone in 2015 with screen under tiles.