



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7556

• House - Issigeac •



## DETAILS

**Land surface:** 3244 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Everything in the sewer

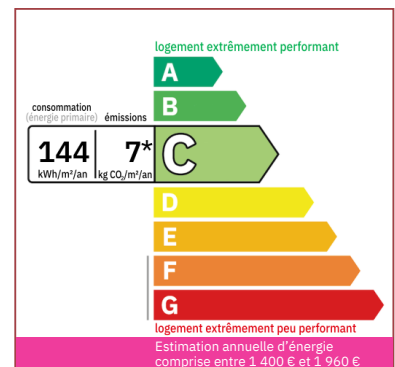
**Swimming pool:** No

**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 m<sup>2</sup> living

3 244 m<sup>2</sup>

- 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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (310 sq ft), with a separate toilet, tiled flooring.
- An office of approximately 18.5 m<sup>2</sup> (190 sq ft), tiled floor, and a French window opening onto the rear garden of the house.

Upstairs:

- A landing of approximately 13 m<sup>2</sup> (140 sq ft), laminate flooring. Reversible air conditioning for the upper floor.
- A bedroom of approximately 18.9 m<sup>2</sup> (190 sq ft), laminate flooring.
- A bedroom of approximately 18.5 m<sup>2</sup> (190 sq ft), laminate flooring.
- A bedroom of approximately 18 m<sup>2</sup> (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 m<sup>2</sup> (200 sq ft), tiled floor, and a closet.
- A separate toilet of approximately 1.5 m<sup>2</sup> (190 sq ft), tiled floor, tiled walls, and a washbasin.
- A bathroom of approximately 12 m<sup>2</sup> with a corner bathtub, a walk-in shower, double sinks, and built-in cupboards.
- A convertible attic of approximately 82 m<sup>2</sup>. Floorboards, and cellulose insulation.
- A cellar of approximately 80 m<sup>2</sup> under a slab, with gravel on the floor.

