



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7584

• House - Issigeac •



## DETAILS

**Land surface:** 2620 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

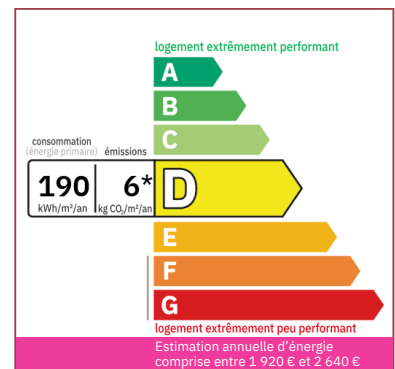
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 501



Rural, quiet and not isolated location for this habitable single-storey house, with the possibility of creating a third bedroom in the office. 10 min from shops.

141 m<sup>2</sup> living

2 620 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

140 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 131 000 €

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





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## • Description ref n°7584 •

House originally built in 2014 with an extension from 2023, comprising a kitchen open to a living room (69.4 m<sup>2</sup>) with wood stove, a bedroom (15.8 m<sup>2</sup>), a bathroom -10.6 m<sup>2</sup>- (sink, shower and toilet) Adjoining the living room is the extension: office (22.9 m<sup>2</sup>) with a bedroom (23.1 m<sup>2</sup>) upstairs.

Finishing work to be planned.

Heating by wood stove and electric convectors. PVC double glazing.

Workshop, stone shed and shelter.

Garden with workshop, shelters and a buried rainwater reserve.

