



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7602

• House - Issigeac •



## DETAILS

**Land surface:** 3802 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Au sol électrique

**Drainage/sewage:** Septic tank

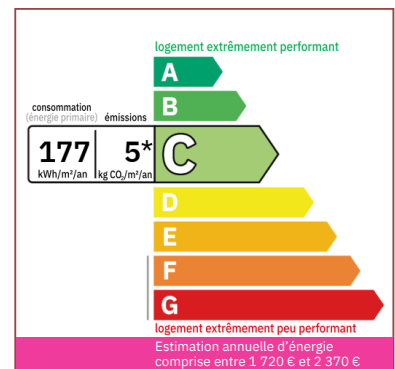
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2005



Less than 10 minutes from shops, comfortable and bright single-storey house with garden, swimming pool and 3 bedrooms with private bathroom.

155 m<sup>2</sup> living

3 802 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

325 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 307 000 €

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



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## • Description ref n°7602 •

Comfortable single-storey house built in 2005/2006 composed of: an entrance of 4.5 m<sup>2</sup>, a toilet and cloakroom,

large living room of 48 m<sup>2</sup>, very bright with 2 sliding windows opening onto the terrace, equipped kitchen of 22.8 m<sup>2</sup> open to the living room, bedroom n°1 of 21 m<sup>2</sup> with shower room/wc of 3.2 m<sup>2</sup> and storage space / dressing room of 3.2 m<sup>2</sup>

bedroom n°2 of 18 m<sup>2</sup> with bathroom/wc of 5.4 m<sup>2</sup> and storage/dressing space of 5.4 m<sup>2</sup>, bedroom n°3 of 13.3 m<sup>2</sup>, hallway, shower room of 5.2 m<sup>2</sup>. Tiled floors throughout.

Large garage (45.8 m<sup>2</sup>) for 2 cars including laundry area and workshop space.

House in good general condition with electric underfloor heating, double-glazed windows and bay window, electric roller shutters, centralized vacuum cleaner, individual sanitation by septic tank. VMC dating from 2023.

Garden with covered terrace and 10x5m Desjoyaux salt pool with safety shutter (liner, pump and salt system as well as the travertine slabs date from 2021)

House enjoying a lovely open view of the countryside from its terrace, located in a quiet environment on the edge of a country road but not isolated (exit from the village).

