



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7649

• House - Issigeac •



DETAILS

Land surface: 335 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

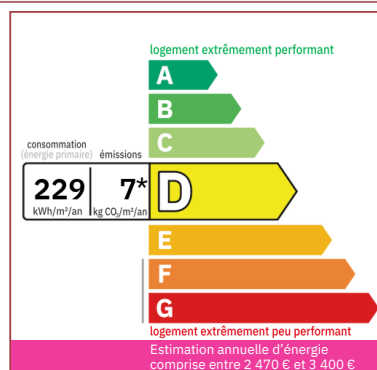
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Less than 10 minutes from Issigeac and its shops, large stone village house which has retained its old features, offering the opportunity to be used as a bed and breakfast or family home. Habitable on the ground floor.

216 m² living

335 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

275 600 €

Agency fees: 6 % VAT included*

Price without fees: 260 000 €

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



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Restored stone village house, with adjoining old wine storehouse (partly converted), all carefully maintained, comprising:

- on the ground floor: entrance hall (13.6 m²), living room (33.4 m²) with wood stove, open fitted kitchen (12.8 m²) (oven, induction hob, extractor hood, integrated microwave), airlock (3 m²), master bedroom (14.1 m²) with its bathroom - 8.4 m² - (2 sinks, Italian shower and bathtub; toilet with washbasin), dressing room (6.8 m²), laundry room (11.8 m²), toilet with washbasin.

- On the 1st floor: Landing, living room (31.6 m²) with superb stone fireplace, 2 bedrooms (12.5 and 10.3 m²), 2 shower rooms - 3.1 m² and 9.6 m² - (sink and shower), w.c.

- On the 2nd floor (under the roof): Landing (3.3 m²), 2 bedrooms (11.7 and 9.8 m²), an adjoining room - 8.3 m² - (single bedroom or office) and a shower room - 3.1 m² - (sink and shower) The single bedroom and one of the other 2 bedrooms could be combined into a larger bedroom (by removing a partition)

Many old features preserved: walls, stone fireplace, beams, mullioned windows...

Double glazing in aluminum or wood. Heating by wood stove and electric convectors on the ground floor and 2nd floor. Electric underfloor heating on the 1st floor.

Adjoining the house: old wine storehouse of approximately 56 m² (currently used as a workshop) which could allow the house to be further extended.

