



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7689

• House - Issigeac •



## DETAILS

**Land surface:** 1841 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 2006

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

2006 brick house with 3 bedrooms, fitted kitchen, bright living room and enclosed grounds with terrace and shed. Comfort and functionality guaranteed!

126 m<sup>2</sup> living

1 841 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°7689 •

In a peaceful setting, with a clear view of the surroundings, discover this charming brick house built in 2006, combining comfort and functionality.

Upon entering, a hall (10m<sup>2</sup>) leads on the left to a fitted kitchen (LAGERMANIA range cooker, extractor hood, fridge - 16.2m<sup>2</sup>), on the right to a bright living room (36.2m<sup>2</sup>) with access to the terrace and at the back to the dining room (15.4m<sup>2</sup> - also access to the terrace) with built-in cupboards, which offer a beautiful, friendly living space. A separate toilet with washbasin completes the ground floor.

Upstairs, a landing with cupboards leads to three spacious bedrooms (approximately: 14.8m<sup>2</sup>, 13.6m<sup>2</sup>, 12.2m<sup>2</sup>), two of which have built-in cupboards, perfect for the whole family. A modern shower room (7.6m<sup>2</sup>) and separate toilets with washbasin provide additional comfort.

The exterior seduces with its enclosed grounds, offering privacy and security. A terrace invites you to enjoy the beautiful days, while a garden shed provides practical storage space. A house where life is good, to visit without delay!

