



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7757

• House - Issigeac •



DETAILS

Land surface: 7306 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: CLIMATISATION RÉVERSIBLE

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified

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

This fully renovated house offers a bright living space, a fully equipped kitchen, three bedrooms, a gym, and several outbuildings (garages, lean-tos, and a garden shed). A terrace and beautiful amenities are waiting to be discovered!

180 m² living

7 306 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

270 300 €

Agency fees: 6 % VAT included*

Price without fees: 255 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7757 •

Welcome to this magnificent house of approximately 182m², completely renovated with taste and attention to detail. With an adjoining plot of approximately 7000m², it perfectly combines charm and modernity to offer its future owners an ideal living environment.

Upon entering, you'll be charmed by a spacious hall with built-in cupboards that leads to a living room (25m²), bathed in natural light, ideal for a warm and welcoming space.

The modern and functional kitchen (central island, oven, microwave, 5-burner gas stove with bottle storage underneath, dishwasher, double sink) will delight cooking enthusiasts thanks to its abundant storage and quality equipment, opening onto a 13m² veranda with reversible air conditioning and access to the terrace with an electric awning.

Adjacent, a 5.4m² pantry with cupboards (electric meter) and a 7.2m² laundry room provide practical storage space, facilitating your daily organization. A utility room completes these spaces for even greater convenience (2.6m²).

For sleeping accommodations, the house features three comfortable bedrooms with wardrobes or walk-in closets (10.6/15/11+5), ideal for the whole family. In addition, there is an elegant shower room with cupboards and double sinks (approximately 6m²) and a separate toilet.

An additional asset of this property is undoubtedly its private gym, designed for wellness and physical activity enthusiasts. This dedicated 27.8m² space is accompanied by its own 4.3m² shower room and toilet, for maximum convenience. This room could be converted into a TV lounge, for example, if desired.

The exterior is no exception: a beautiful terrace invites you to enjoy sunny days, whether for al fresco dining or relaxing moments.

For DIY enthusiasts or owners of multiple vehicles, several garages for 3 cars, electric gates, automatic lighting (75m² - gravel floor, rendered walls), a lean-to (15.8m²) and a garden shed (12.3m²), and another attached garage with an electric gate of 16.3m² with an

