



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7757

• House - Issigeac •



## DETAILS

**Land surface:** 7306 m<sup>2</sup>

**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 m<sup>2</sup> living

7 306 m<sup>2</sup>

- Castillonès -

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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





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## • Description ref n°7757 •

Welcome to this magnificent house of approximately 182m<sup>2</sup>, completely renovated with taste and attention to detail. With an adjoining plot of approximately 7000m<sup>2</sup>, 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 (25m<sup>2</sup>), 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 13m<sup>2</sup> veranda with reversible air conditioning and access to the terrace with an electric awning.

Adjacent, a 5.4m<sup>2</sup> pantry with cupboards (electric meter) and a 7.2m<sup>2</sup> laundry room provide practical storage space, facilitating your daily organization. A utility room completes these spaces for even greater convenience (2.6m<sup>2</sup>).

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 6m<sup>2</sup>) and a separate toilet.

An additional asset of this property is undoubtedly its private gym, designed for wellness and physical activity enthusiasts. This dedicated 27.8m<sup>2</sup> space is accompanied by its own 4.3m<sup>2</sup> 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 (75m<sup>2</sup> - gravel floor, rendered walls), a lean-to (15.8m<sup>2</sup>) and a garden shed (12.3m<sup>2</sup>), and another attached garage with an electric gate of 16.3m<sup>2</sup> with an

