Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7839 • House - Issigeac •



DETAILS

Land surface: 8 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

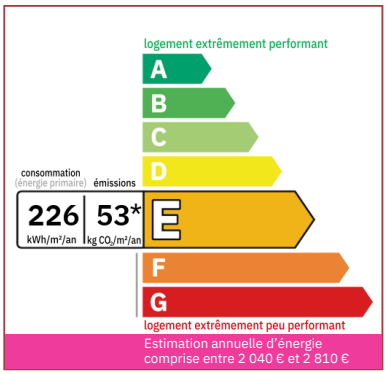
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Beautiful character property retaining many original features and beautiful stone house, an independent gîte, covered swimming pool, 8 ha of land nestled in a quiet bucolic setting 7 km from La Cité Médiévale Issigeac d'Issigeac, a

270 m² living

80 000 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

424 000 €

Agency fees: 6 % VAT included*
Price without fees: 400 000 €

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

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• Description ref n°7839 •

Charming property in a small hamlet located in a beautiful organic and natural environment
The property consists of two stone buildings and an indoor swimming pool.
1/ The main house of 274m2 consists of:
Entrance hall, 9 m2 with bathroom, WC. Laundry room.
Beautiful living room of 43 m2 with a fireplace, access to a large covered terrace. A wooden staircase leads to two bedrooms.
An equipped kitchen of 30 m2. , from the kitchen a staircase leads to a bedroom/office.
On the ground floor a large bedroom with an en-suite shower room.
Large covered terrace of 60m2, with a small summer kitchen
Very beautiful environment, pretty terraces, a 'Desjoyaux' covered salt swimming pool 5 x 11 m

2/ Guest house of 121 m2 'Sheepfold' in an old barn:
Double glazing, large fitted kitchen room, 48 m2, a mezzanine bedroom 22 m2, a bathroom, WC, a bedroom
Garage -workshop 22m2 and air-conditioned wine cellar.
A small outbuilding / summer kitchen or for storage
Chicken coop and cabin
Beautiful park
Land of more than approximately 8 ha including 1 ha of garden (approx. 20 acres) with a pond, organic orchard, meadows, etc.
Double glazing and additional glazing in places, roof insulation, oil central heating for the 2 homes

Hot water for the main house is distributed by the oil boiler,
and by electric balloon for the lodge

Individual sanitation including 1 septic tank and 2 degreaser tanks
Eligible for fiber







