

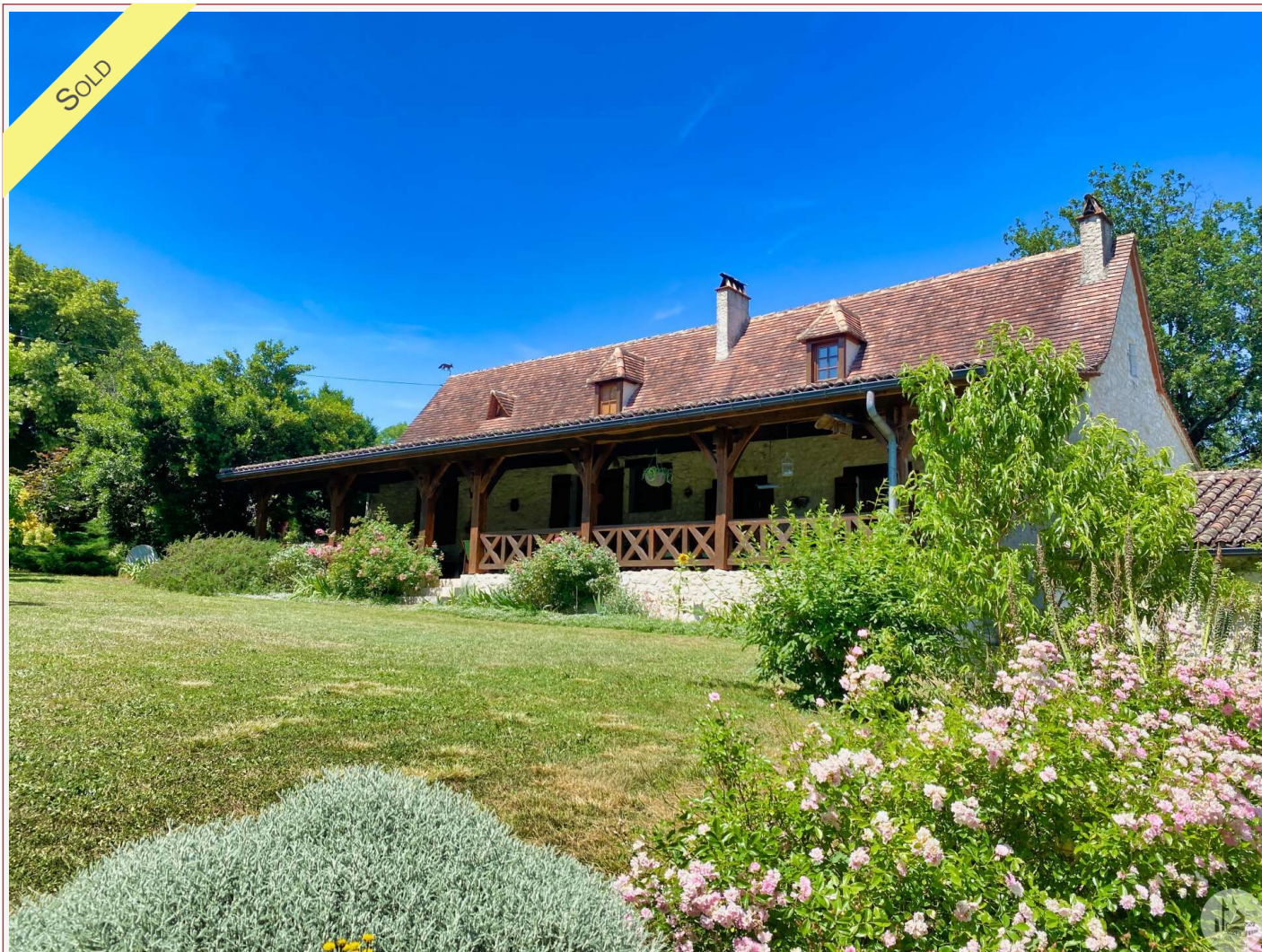


Agence Immobilière Valadié

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

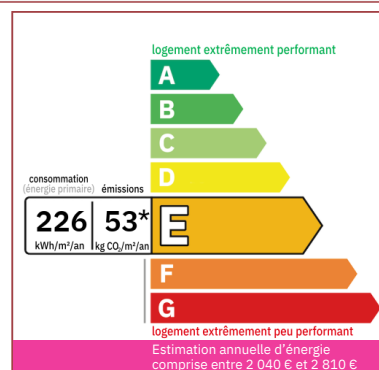
Swimming pool: Yes

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

- 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

