



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7915

• House - Issigeac •



## DETAILS

**Land surface:** 600 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Everything in the sewer

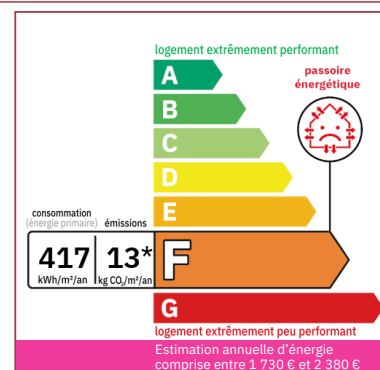
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes closed hearth

**Built:** 1900



A two-story village house undergoing renovations. It features a rear courtyard and a garage. Close to all amenities.

116 m<sup>2</sup> living

600 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

93 000 €

Agency fees: 9,4 % VAT included\*

Price without fees: 85 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7915 •

A two-story village house with a living area of 116 m<sup>2</sup> (1,200 sq ft) comprising:

- On the ground floor:
- An entrance hall of approximately 9.5 m<sup>2</sup> (9.5 sq ft), terracotta floor tiles, and a wooden staircase leading to the upper floor.
  - A living/dining room of approximately 19 m<sup>2</sup> (19 sq ft), tiled floor, a window, a wood-burning stove connected to the fireplace, a wooden fireplace mantel, and wooden cupboards. Tapestries on the walls, electric radiators, and wood-paneled ceilings.
  - A room serving as a kitchen of approximately 30.6 m<sup>2</sup> (325 sq ft), tiled floor, a sink, a water heater, stone walls, and exposed beams. An old wooden door leads to a partially covered courtyard.

### Upstairs:

- A hallway of approximately 4.7 m<sup>2</sup> (4.7 sq ft), carpeted floorboards, and wallpapered walls.
  - A hallway of approximately 4 m<sup>2</sup>, carpeted flooring, wallpapered walls, and wood-paneled ceilings.
  - A shower room of approximately 3.2 m<sup>2</sup>, tiled floor, one window, and rendered walls. It features a shower stall, a sink, and tiled shower and sink areas. Wood-paneled ceiling.
  - A bedroom of approximately 18 m<sup>2</sup>, a fireplace with a wooden mantel equipped with a wood-burning stove, molding above the fireplace, wood flooring, one window, and wood-paneled walls.
  - A bedroom of approximately 14.4 m<sup>2</sup>, carpeted flooring, a fireplace with a wooden mantel, plastered or wallpapered walls, and one window.
  - A bedroom of approximately 12.6 m<sup>2</sup>, parquet flooring, wood-paneled walls, and one window.
  - A convertible attic of approximately 30 m<sup>2</sup>, with wood flooring to be redone.
- A garage of approximately 20 m<sup>2</sup>, with a dirt floor and a stone fireplace.
- A courtyard at the rear of the house, measuring 5 m x 7 m, or approximately 35 m<sup>2</sup>.
- There is an attached garage.
- There is a leisure plot of approximately 225 m<sup>2</sup> a little further into the village.

### Information:

- The roof was redone about ten years ago.
- The drainage system is connected to the mains sewer system.

