



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8057

• House - Issigeac •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

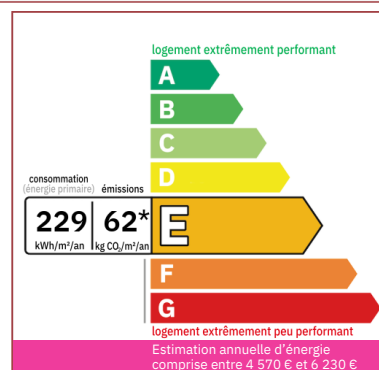
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** No

**Built:** Not specified



Stone house of approximately 163m<sup>2</sup> of living space, to renovate, in the heart of a village, offering 6 rooms including 5 bedrooms, on two levels. Ideal for a family project or second home with charm and potential.

163 m<sup>2</sup> living

No field

Non-binding document

- Castillonnes -

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Price fees included

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°8057 •

🏡 At the gateway to rural charm, a stone house, rendered, awaits reinvention...

In the heart of a small, peaceful village, stands a beautiful stone house just waiting for your inspiration to restore its full splendor. Steeped in history and steeped in character, this building offers a sound foundation for an ambitious and authentic renovation project.

Upon entering, the ground floor reveals a kitchen (25.2m<sup>2</sup>), a living/dining room (31.3m<sup>2</sup>), a bedroom (12m<sup>2</sup>), a pantry/boiler room with a hot water tank (15.5m<sup>2</sup>), and a shower room with a toilet (3m<sup>2</sup>). A practical living space, to be redesigned according to your wishes.

Upstairs, the landing (15m<sup>2</sup>) leads to no fewer than four bedrooms with closets (14m<sup>2</sup>/11m<sup>2</sup>/14.4m<sup>2</sup>/14.1m<sup>2</sup>), a bathroom with a shower and bathtub (7.5m<sup>2</sup>), and a separate toilet.

Enough to imagine a large family home, a charming second home, or even a country cottage.

🏡 A country project, a living environment to be created. Come discover this house full of potential, nestled in a quiet and authentic setting.

