

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8488

• House - Issigeac •



## **DETAILS**

Land surface: 4.5 ha

Number of bedrooms: 3

Number of levels: 0

Type of heating: fuel+pompe à chaleur+bois

Drainage/sewage: Septic tank

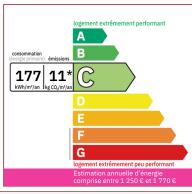
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** 1980



10 km south of Bergerac, comfortable villa of 128 m2 with three bedrooms and two bathrooms, basement of the same size with double garage on a plot of 4.5 hectares with swimming pool, meadows and forest.

128 m<sup>2</sup> living

45 000 m<sup>2</sup>

Pricaz Thibaut Agent commercial Tel: 06 15 61 55 37

https://valadie-immobilier.com thibaut@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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8488 •

House with a basement, built in the 1980s, with a swimming pool, on a 45,718 m<sup>2</sup> plot.

The house, approximately 128 m², comprises:

A main living/dining room with a fireplace, a fitted kitchen with a central island, three bedrooms, and two bathrooms, each with a toilet.

The basement, of the same size, comprises:

A double garage, a boiler room, a workshop, and two storage rooms.

Outside, several partially covered terraces provide access to a courtyard with parking and a wooded park featuring an 11m x 4.5m chlorine swimming pool with a pump room.

Meadows and woodland surround the property.

The windows and doors are double-glazed aluminum.

Several heating options are available:

- -Oil-fired underfloor heating
- -Heat pump
- -Reversible air conditioning
- -Well









