



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8887

• House - Issigeac •



DETAILS

Land surface: 700 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

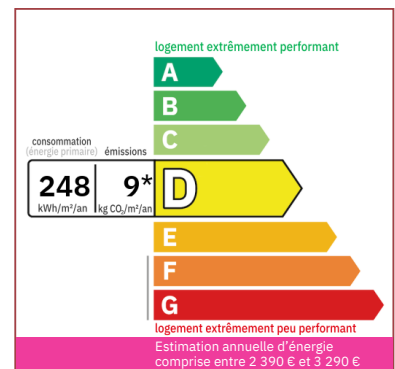
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A pretty stone village house between Villeréal and Issigeac. 2 bedrooms, including a master suite, an office, a garage, a cellar, a garden.

120 m² living

700 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

259 000 €

Agency fees: 6 % VAT included*

Price without fees: 244 340 €

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



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• Description ref n°8887 •

A house with approximately 120 m² of living space, comprising:

- A 59 m² living room with a fully fitted and equipped kitchen, including a central island. A lounge area on a raised platform with a wood-burning stove and parquet flooring.

A dining room/kitchen with travertine flooring.

- A 4.6 m² WC/laundry room (toilet + washbasin).

- A 12.8 m² hallway with parquet flooring and a separate entrance.

- A 23.4 m² master bedroom with oak parquet flooring and an en-suite shower room (3.7 m²) with a walk-in shower, washbasin, and heated towel rail. One wall is fitted with built-in wardrobes.

- A 5.8 m² bathroom with a bathtub, washbasin, heated towel rail, and toilet.

- A 7.2 m² office with parquet flooring.

- A 10.6 m² bedroom with parquet flooring.

In the basement, accessible via an internal staircase from the hallway:

- A 18.2 m² cellar with travertine flooring.

- A 63.8 m² garage with a concrete floor.

All measurements are approximate.

Additional information:

- Mechanical ventilation.

- Thermodynamic water heater.

- Mains drainage.

- Wood and electric heating in the bedrooms.

- Electrical system up to code.

- Wooden window frames with double glazing and

