



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9076

• House - Issigeac •



DETAILS

Land surface: 3500 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1800

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A beautifully restored stone house in a quiet but not isolated location. Superb views of the countryside, land suitable for a swimming pool.

218 m² living

3 500 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

945 000 €

Agency fees: 5 % VAT included*

Price without fees: 900 000 €

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



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• Description ref n°9076 •

The house offers approximately 218 m² of living space, including an attic and an additional usable annex, comprising:

- An entrance leading to a dining room of approximately 39.2 m² with a sitting area and an open stone fireplace, parquet flooring, and a staircase to the upper floor.

- A kitchen of approximately 21.7 m², parquet flooring, a sink, and a range cooker.

- A living room of approximately 27.6 m², with beautiful glass-roofed windows opening onto the terrace, parquet flooring, and a wood-burning stove.

- An office of approximately 28.8 m², parquet flooring, built-in cupboard, and a door opening onto the south side of the house. A large fixed window offers a view.

- A hallway of approximately 12.6 m², L-shaped, with painted cement flooring and a door to the outside.

- A separate WC of approximately 1.2 m², with a ventilation system and a washbasin.

- A utility room of approximately 5 m² with a boiler room. - A bedroom of approximately 18 m², with parquet flooring, built-in wardrobes, and French doors opening to the outside.

- An en-suite bathroom of approximately 9.8 m², with a bathtub, walk-in shower, double vanity, towel warmer, ventilation system, and painted concrete floor.

From the dining room, a staircase leads to the upper floor:

- A landing of approximately 4 m², with parquet flooring. A staircase to the attic.

- A separate toilet of approximately 1.6 m², with ventilation system.

- A bedroom of approximately 11.6 m², with parquet flooring and built-in wardrobes.

- A bedroom of approximately 12.9 m², with parquet flooring.

