Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9138 • House - Issigeac •

DETAILS

Land surface: 5280 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: poele et pompe a chaleur air/eau

Drainage/sewage: Septic tank

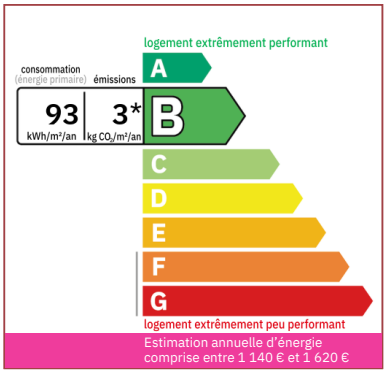
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2000



Single-storey family home in the countryside – 150 m² – 4 bedrooms

150 m² living

5 280 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

328 600 €

Agency fees: 6 % VAT included*
Price without fees: 310 000 €

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

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• Description ref n°9138 •

Less than 10 minutes from Issigeac and Castillonnès, discover this charming 150 sq m single-story house, nestled in a peaceful, green setting.

Situated on a 5,280 sq m plot, it offers an ideal living environment for families seeking space, tranquility, and proximity to amenities.

From the approximately 7 sq m entrance hall, you'll appreciate the beautiful, bright, and welcoming 60 sq m living room, complete with a wood-burning stove and opening onto a covered terrace, perfect for enjoying sunny days. The fitted and fully equipped kitchen opens onto the living room, creating a convivial space ideal for sharing meals.
The sleeping area comprises four comfortable bedrooms (15.6 sq m, 13 sq m, 15.6 sq m, and 12.2 sq m), providing ample space for a large family or a home office, depending on your needs. A bathroom of approximately 10m² with a walk-in shower and a separate toilet complete this space.

Designed for everyday comfort, this house benefits from double-glazed windows, air-to-water heat pump heating, supplemented by a wood-burning stove, offering an excellent balance between comfort and energy efficiency. Its B energy rating (DPE B) is a real asset. Impeccably maintained, it requires no special work.

An attached garage and a carport complete the amenities of this property.

Functional, bright, and perfectly suited to family life, this house combines the tranquility of the countryside with the proximity of schools, shops, and services in Issigeac and Castillonnès. A great opportunity for those who wish to settle in without renovations in a pleasant living environment.