

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8215

• House - Issigeac •



## **DETAILS**

Land surface: 2.5 ha

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

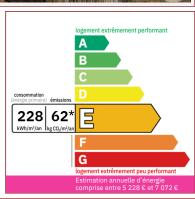
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** 1800



Near Issigeac, mansion of approximately 190 m2 of living space, five bedrooms and four bathrooms with its secondary house to renovate of approximately 160 m2 and outbuildings in the heart of a park of century-old trees of more than 2.5

350 m<sup>2</sup> living

25 000 m<sup>2</sup>

Pricaz Thibaut
Agent commercial

Tel: 06 15 61 55 37

https://www.valadie-immobilier.com thibaut@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

Non-binding document



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## • Description ref n°8215 •

Stone property consisting of a main house and a secondary house for a total of approximately 350 m2 with outbuildings on a plot of 24,985 m2. The main house of approximately 190 m2, completely renovated, is composed of: On the ground floor, an entrance hall, a main room used as a living room with fireplace, a dining room with fireplace and open fitted kitchen as well as a suite with a bedroom, bathroom and toilet. Upstairs, a first landing leading to a suite with bedroom and shower room with toilet and towel dryer as well as a second bedroom. A second landing leading to a shower room with toilet then a third attic bedroom with a continuous attic and insulated attic. On the second floor, a suite with an attic bedroom and a shower room with toilet and towel dryer. The single-storey secondary house of approximately 160 m2, to be renovated and without heating system, is composed of: An entrance hall, a main room with a kitchen open to the dining room, a living room, three bedrooms and a shower room and toilet. An attic and a barn in continuity. The outbuildings of the property consist of; A boiler room, a kennel, a covered courtyard, a double garage with workshop, a main wine storehouse and a secondary one forming the body of the building up to a dovecote. Outside, a sheltered travertine terrace leads to a courtyard and a wooded and fenced park. The frames are double-glazed wood and PVC. The heating system is oil-fired. The sanitation system is via a functional septic tank.









