



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

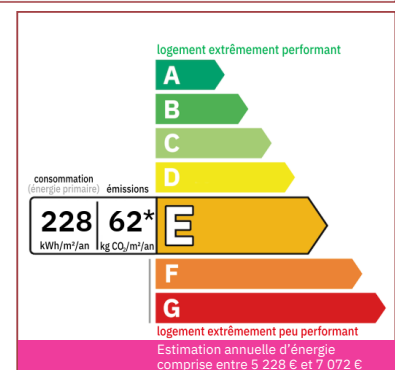
Swimming pool: No

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 m² living

25 000 m²

Pricaz Thibaut
Agent commercial

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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°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.

