



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1142

• House - Issigeac •



## DETAILS

**Land surface:** 350 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1850

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

Character stone house in a nice village south of Bergerac 150m<sup>2</sup> of living space, living room, three bedrooms, bathroom, shower room, comfortable. Nice 250m<sup>2</sup> garden with a well

150 m<sup>2</sup> living

350 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

141 240 €

Agency fees: 7 % VAT included\*

Price without fees: 132 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°1142 •

Character house in a nice village south of Bergerac 150m<sup>2</sup> of living space. The house consists of an entrance to a 36.25m<sup>2</sup> living room with a staircase leading upstairs; Stay with bar 22.91m<sup>2</sup>; open kitchen of 9.40m<sup>2</sup>; 4.58m<sup>2</sup> pantry, toilet 2.35m<sup>2</sup>; Floor: tiled travatin, timbered walls, and old stone, exposed beams First floor: distribution hall, bedroom 21 m<sup>2</sup>; one bedroom 12 m<sup>2</sup>; one bedroom 17 m<sup>2</sup>; a room of Bath 17 m<sup>2</sup>; Bathroom 4m<sup>2</sup> water; Separate toilet; Dressing room, attic 16m<sup>2</sup>. Veranda 9m<sup>2</sup>, pretty enclosed garden of 250m<sup>2</sup> with shrubs, lawn and well

