



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1440

• House - Issigeac •



## DETAILS

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

**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:** Finitions / Décoration

**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

Attached house with lots of character in a southern Perigord hamlet 15 minutes from Bergerac and its airport with 4 bedrooms; beautiful garden, large open plan living space of 100m<sup>2</sup> with kitchen, living room and dining room.

210 m<sup>2</sup> living

350 m<sup>2</sup>

- Issigeac -

Grand Rue

24560 Issigeac

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Price

187 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°1440 •

Ideal holiday home or permanent residence this attached character house in a southern Perigord hamlet 15 minutes from Bergerac and its Airborne has 4 bedrooms, nice garden, large open plan living space of 100m<sup>2</sup> with kitchen, living room and dining room, old stone sink and open fire; 16m<sup>2</sup> shower room and WC Independent; Upstairs large landing 20m<sup>2</sup> ; bedroom I 20m<sup>2</sup> ; Bedroom II 14m<sup>2</sup>; Future bathroom 10m<sup>2</sup>; bedroom III 20m<sup>2</sup>; bedroom IV 16m<sup>2</sup>, Gallery / Library 5m<sup>2</sup>: Outside 20m<sup>2</sup> terrace with BBQ; Wood store 17m<sup>2</sup>; Garden 250m<sup>2</sup>; Parking 50m<sup>2</sup>; Garage 50m<sup>2</sup>; Heating Oil and Wood.

