



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2973

• House - Issigeac •



DETAILS

Land surface: 3386 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: fuel et bois

Drainage/sewage: Septic tank

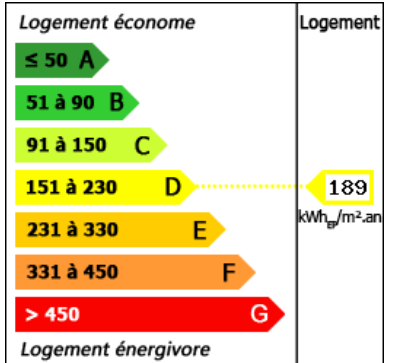
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautiful farmhouse - main house and stone Cottage. Dovecote and outbuildings. Large Stone barn. Swimming pool and 3400 m² of land, well. Close to Issigeac and South of Bergerac . Lots of character !

260 m² living

3 386 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

326 800 €

Agency fees: 5,4 % 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°2973 •

Very nice farm with a big main house

Entry and porch; fully equipped Kitchen of 35m² with a fireplace;

tiled floor and beams apparenets

Large Living room of 55 m² very bright with wooden floors and fireplace, French window opening onto the garden bathroom with Bathrobe and shower and wash basin - marble floor.

The first room of 24m² wooden floor on the ground
Separate WC

Workshop or back kitchen of over 64m² access to the suitable attic of 50 m²

Space, workshop and boiler room with wood boiler and a boiler fuel .

Wooden staircase leading to The first floor, and the space Mezzanine of 26m²-beams and exposed stone walls . Camber of 17,50m², parquet floors and closet built-in wood

Separate WC

Bedroom 3 15m² - parquet floor and exposed beams

Friends house or Cottage in stone of 90 m² sold furnished

Entry

Lounge / dining room of 33m² tiled floors, stone and beams

Fitted kitchen of 10m²

Shower room of 4.50 m² with Shower and 2 basins

Separate WC

Wooden staircase leading to The first floor, and the space mezzanine / office 5m²

Room 1 of 21,50m², parquet floor

Bedroom 2 of 17m² parquet floor

Dovecote etétable 19m² on the ground env - on 3 levels
- Roof redone in good condition to be built



Old winery stone