



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2973

• House - Issigeac •



## DETAILS

**Land surface:** 3386 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** fuel et bois

**Drainage/sewage:** Septic tank

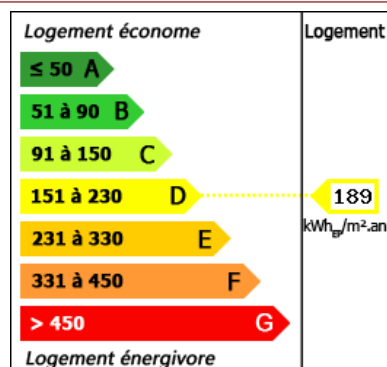
**Swimming pool:** Yes

**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 m<sup>2</sup> of land, well. Close to Issigeac and South of Bergerac . Lots of character !

260 m<sup>2</sup> living

3 386 m<sup>2</sup>

- 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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°2973 •

Very nice farm with a big main house

Entry and porch; fully equipped Kitchen of 35m<sup>2</sup> with a fireplace;

tiled floor and beams apparenets

Large Living room of 55 m<sup>2</sup> 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 24m<sup>2</sup> wooden floor on the ground  
Separate WC

Workshop or back kitchen of over 64m<sup>2</sup> access to the suitable attic of 50 m<sup>2</sup>

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

Wooden staircase leading to The first floor, and the space Mezzanine of 26m<sup>2</sup>-beams and exposed stone walls . Camber of 17,50m<sup>2</sup>, parquet floors and closet built-in wood

Separate WC

Bedroom 3 15m<sup>2</sup> - parquet floor and exposed beams

Friends house or Cottage in stone of 90 m<sup>2</sup> sold furnished

Entry

Lounge / dining room of 33m<sup>2</sup> tiled floors, stone and beams

Fitted kitchen of 10m<sup>2</sup>

Shower room of 4.50 m<sup>2</sup> with Shower and 2 basins  
Separate WC

Wooden staircase leading to The first floor, and the space mezzanine / office 5m<sup>2</sup>

Room 1 of 21,50m<sup>2</sup>, parquet floor

Bedroom 2 of 17m<sup>2</sup> parquet floor

Dovecote et étable 19m<sup>2</sup> on the ground env - on 3 levels  
- Roof redone in good condition to be built



Old winery stone