



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3096

• House - Issigeac •

SOLD



## DETAILS

**Land surface:** 680 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Pas de fosse ou obsolète

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Pretty house of stone village to renovate with Garden . Near Issigeac - South of Bergerac

152 m<sup>2</sup> living

680 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

49 600 €

Agency fees: 10,2 % VAT included\*

Price without fees: 45 000 €

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



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## • Description ref n°3096 •

Located in a hamlet -stone House of a habitable surface of approximately 150m<sup>2</sup>, with a courtyard, outbuilding and garden adjoining

The house consists on the ground floor : of an entrance and kitchen of 16m<sup>2</sup> approx-concrete Floor next to - Living room of 22m<sup>2</sup> - concrete slab on the ground.

From the kitchen a wooden staircase leading to the first floor, and 2 bedrooms of 14m<sup>2</sup> and the other of 25 m<sup>2</sup> approx Floors - Discount of 6,50m<sup>2</sup>.

Barn : Room of 8m<sup>2</sup> with TOILET and shower simple. 2 nd room of 23m<sup>2</sup>-

Upper floor / Attic of 32m<sup>2</sup>-

- To Renovate.

The court and the garden of 680m<sup>2</sup>

