



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 311

• House - Issigeac •



## DETAILS

**Land surface:** 21525 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** 1800

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

Huge potential for this fantastic Perigordine ensemble of 3 bedroom habitable house with a second huge house to restore and barn; pool to be restored with an area of 2 hectares and panoramic views of the countryside. Well.

350 m<sup>2</sup> living

21 525 m<sup>2</sup>

- Issigeac -

Grand Rue

24560 Issigeac

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Price

360 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°311 •

Huge potential for this fantastic Perigordine ensemble of 3 bedroom habitable house with a second huge house to restore and barn; pool to be restored with an area of 2 hectares and panoramic views of the countryside. Well.

The first house has beautiful living / dining room with old stone walls, fireplace, oak partition; traditional kitchen with bread oven, 3 bedrooms and bathroom upstairs for a total of about 130m2 dwelling. Finishes to do.

The second house has a living area of approximately 140m2 with fireplace and stove; double glazing, potential for six bedrooms upstairs. Barn and swimming pool to be state. 2 hectares of land facing south with magnificent views of the countryside.

