

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 3419

• House - Issigeac •



## **DETAILS**

Land surface: 2150 m<sup>2</sup>

Number of bedrooms: 2

Number of levels: 0

Type of heating: Poêle à Bois et électrique - radiateurs réfractaires

Drainage/sewage: Septic tank

Swimming pool: Yes

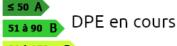
Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

**Built:** Not specified

Logement économe



91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

Near Issigeac - beautiful medieval village - South-Bergerac -

- Gorgeous stone house - 2 bedrooms and 2 bathrooms - quality renovation - Tastefully decorated. Perfect for second home or rental - single storey

105 m<sup>2</sup> living

2 150 m<sup>2</sup>

Issigeac -Grand Rue24560 Issigeac

Tel: 05 53 58 68 26 issigeac@valadie-immobilier.com

Price fees included

249 000 €

Agency fees: 5,5 % VAT included\* Price without fees: 236 000 €

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

Non-binding document



## Agence Immobilière Valadié

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## • Description ref n°3419 •

Stone house with 105 m2 living space set out on one level with 2 bedrooms and 2 bathrooms

The house consists of an entrance, large living space of 50m2 with living room with wood burner-Lovely new fully equipped kitchen with granite work top, exposed stone wall and beams --terracotta tiled floor.

French doors the kitchen opening on a covered terrace of approx 20m2.

Bedroom 1 - 23m2 with a bathroom space with frees standing bathtub -

Door from the bedroom to the south wacing terrace at the front of the house .

Separate WC - 2,45m2 with sink.

The other side of the kitchen –bedroom n°2 of 23m2 – door leading onto the terracce. Mezzanine area for storage.

Ensuite shower room of 3.55 m2 with shower and sink. Seperate WC - 2.45m2.

Wonderful 10m x 5m swimming pool and surrounding terracing with alarm and electronic security cover - Flowered garden of 2150m2 (around half an acre) with views over the fields and the surrounding countryside. Wood shed and small storage areas- Terraces.

Just 5 mins from the medieval village of Issigeac and set in the heart of the bastide villages area.

Just under 20 mins from Bergerac withs its International airport









