



# 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

≤ 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

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 Rue

24560 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



# Agence Immobilière Valadié

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## • Description ref n°3419 •

Stone house with 105 m<sup>2</sup> living space set out on one level with 2 bedrooms and 2 bathrooms

The house consists of an entrance, large living space of 50m<sup>2</sup> 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 20m<sup>2</sup>.

Bedroom 1 - 23m<sup>2</sup> 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 - 2,45m<sup>2</sup> with sink.

The other side of the kitchen --bedroom n°2 of 23m<sup>2</sup> -- door leading onto the terracce. Mezzanine area for storage.

Ensuite shower room of 3.55 m<sup>2</sup> with shower and sink. Seperate WC - 2.45m<sup>2</sup>.

Wonderful 10m x 5m swimming pool and surrounding terracing with alarm and electronic security cover - Flowered garden of 2150m<sup>2</sup> (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 with its International airport

