



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3419

• House - Issigeac •



DETAILS

Land surface: 2150 m²

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 m² living

2 150 m²

- 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



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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 with its International airport

