



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3532

• House - Issigeac •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1200

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

Charming medieval house built stone and half-timbering, located in the heart of a historic and dynamic village - Just 15 mins from Bergerac. Perfect 'lock up and go'

70 m<sup>2</sup> living

No field

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

104 000 €

Agency fees: 9,5 % VAT included\*

Price without fees: 95 000 €

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



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## • Description ref n°3532 •

The house is located in the heart of a village with all shops and amenities by foot

It consists at the ground floor an entrance hall, wooden staircase leading to the first floor.

Dining room / Living room of 27m<sup>2</sup> with open equipped kitchen. Closet -2m<sup>2</sup> - Tiled floor.

1 Floor – landing- 5,50m<sup>2</sup>.

Bedroom 1 13,35m<sup>2</sup> with shower room then a 6,50m<sup>2</sup> with shower, WC and basin.

Bedroom 2 of 14,50m<sup>2</sup>. Parquet flooring, old floor.

Beams and exposed stone walls

Double-glazed windows. Oil Central heating.

