Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3987 • House - Issigeac •

SOLD



DETAILS

Land surface: 3386 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Chaudière fuel et chaudière bois et cheminée - maison principale - électricité et poêle à bois dans le gîte

Drainage/sewage: Septic tank

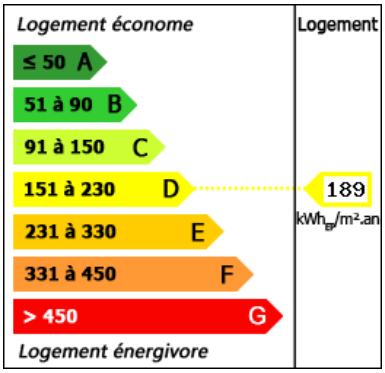
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautiful farm - Main house, 2 bed Gîte, pigeonnier, barns, Swimming pool and 3400 m2 of land, well.
Close to Issigeac and South of Bergerac . Lots of character !

255 m² living

3 386 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

338 000 €

Agency fees: 5,6 % VAT included*
Price without fees: 320 000 €

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

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• Description ref n°3987 •

5 mins from a Village medieval dynamic with all shops and 15 mins south of Bergerac with its airport and its vineyards

Main house in stone of 175m2 - Roof redone - 2019
The house consists on the ground floor ;
Entrance and veranda.
Large equipped kitchen of 42 m2 (Oven, dishwasher, plate gas, stone Fireplace.
Tiled floor and exposed beams



Large Living room of 55 m 2 very bright with parquet floor and fireplace-
Door windows opening on the garden



Shower room redone with Italian shower and washbasin - towel dry -marble by earth Door window opening onto the garden
The first room of 24m2 - wooden floor on the ground
Separate WC-brand new

Workshop or back kitchen of over 64m2 -access to the suitable attic of 50 m2

Space, workshop and boiler room with wood boiler and a boiler fuel.



-Floor-
Wooden staircase leading to the first floor and the space mezzanine of 26m2-beams and exposed stone walls - parquet wood .
Room n° 2 of 17,50m2 - parquet floor and built-in cupboard in wood
Separate WC
Bedroom 3 15m2 - parquet floor and exposed beams
-Large room to finish to arrange-

Heating by wood boiler and another boiler fuel
Double glazing throughout the house



-COTTAGE-
Cottage in stone of 80 m2 - sold furnished - with 2 bedrooms

The cottage consists on the ground floor :
Entry
Lounge / dining room of 33m2 -tiled floors, stone and