



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3987

• House - Issigeac •

SOLD



## DETAILS

**Land surface:** 3386 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Chauffage fuel et chauffage bois et cheminée - maison principale - électricité et poêle à bois dans le gîte

**Drainage/sewage:** Septic tank

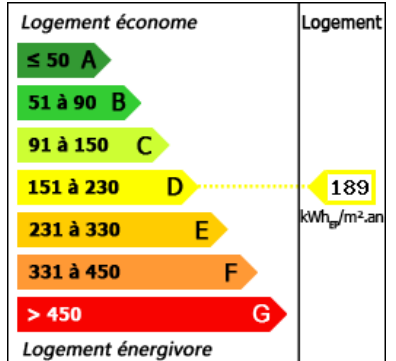
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Beautiful farm - Main house, 2 bed Gîte, pigeonier, barns, Swimming pool and 3400 m<sup>2</sup> of land, well.

Close to Issigeac and South of Bergerac . Lots of character !

255 m<sup>2</sup> living

3 386 m<sup>2</sup>

- 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 175m<sup>2</sup> - Roof redone - 2019

The house consists on the ground floor ;

Entrance and veranda.

Large equipped kitchen of 42 m<sup>2</sup> (Oven, dishwasher, plate gas, stone Fireplace.

Tiled floor and exposed beams

Large Living room of 55 m<sup>2</sup> 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 24m<sup>2</sup> - wooden floor on the ground

Separate WC-brand new

Workshop or back kitchen of over 64m<sup>2</sup> -access to the suitable attic of 50 m<sup>2</sup>

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 26m<sup>2</sup>-beams and exposed stone walls - parquet wood .

Room n° 2 of 17,50m<sup>2</sup> - parquet floor and built-in cupboard in wood

Separate WC

Bedroom 3 15m<sup>2</sup> - 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 m<sup>2</sup> - sold furnished - with 2 bedrooms

The cottage consists on the ground floor :

Entry

Lounge / dining room of 33m<sup>2</sup> -tiled floors, stone and

