



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

Drainage/sewage: Septic tank

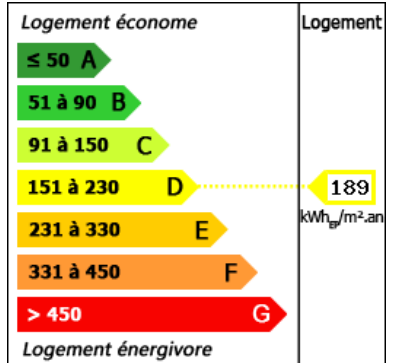
Swimming pool: Yes

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 m² of land, well.

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

255 m² living

3 386 m²

- 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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• 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 m² 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

