



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3998

• House - Issigeac •



DETAILS

Land surface: 225 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: fuel et électrique

Drainage/sewage: Everything in the sewer

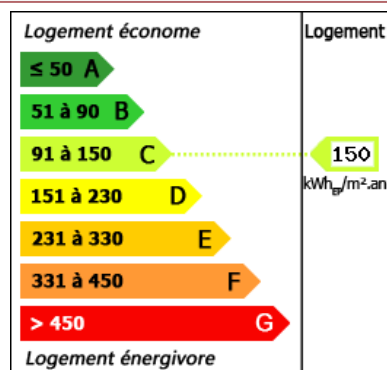
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Charming stone house with independent studio, garden, terrace and garage.
Fabulous lock-up and go
All shops and restaurants in walking distance

98 m² living

225 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

199 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 188 000 €

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



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Lots of charm for this fully restored property with no work required, located in the heart of a beautiful medieval village just south of Bergerac

The main house comprises on the ground floor on an entrance by French doors from the terrace.

Superb kitchen 15,90 m² (4,21 m x 3,77 m) with exposed beams and tiled floors, wood-burning stove.

Door - access to the garage /workshop of 31m² which also has access t from the street

Wooden staircase leading to the half - level and living - dining room of 27,55m² (6,93 m x 3,97 m) - parquet floor.

French doors opening out onto covered terrace and garden.

Storage cupboards . Separate WC 1.42 m² basin.

French doors from living room opening out into the office space or small bedroom n°1 of 9m² approx

Wooden staircase leading to the first floor and landing and a bedroom of 11m² approx with Wardrobe and stroage space. Ensuite Shower room - 3.54 m² with shower, washbasin , towel dryer and WC.

Double glazing through out the house

Opposite the house the studio /gîte

-Studio /Gîte of 22m² -

Entrance by french doors and kitchenette with living area / sleeping area of 16m².

Shower room - 5,50m² with shower, wash basin and Wc and space for a washing machine

Very pretty garden and terraces of approx 100m²

There is also a separate garden in the village of 215m²

Easy reach to all restaurants, markets and shops and only 15mins from Bergerac

