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

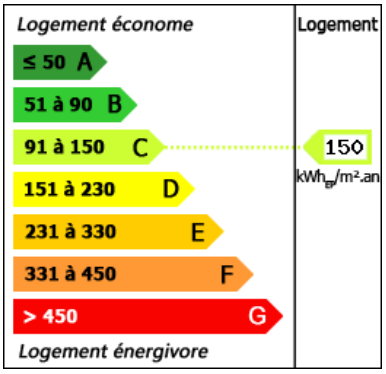
Swimming pool: No

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

Non-binding document

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

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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• Description ref n°3998 •

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 terracce.
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







