



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 418

• House - Issigeac •



## DETAILS

**Land surface:** 154 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 3

**Type of heating:** Fuel + Electrique

**Drainage/sewage:** Everything in the sewer

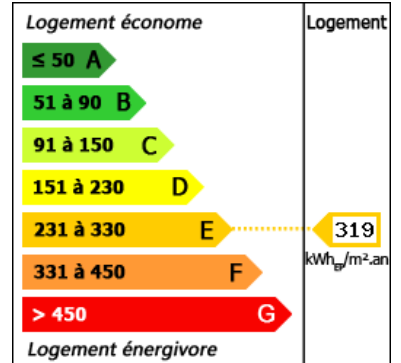
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



In the beautiful medieval village of Issigeac, charming 3 bedroom house with basement whose interior has recently been brought up to date. Close to all amenities and close to Bergerac.

140 m<sup>2</sup> living

154 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

99 000 €

Agency fees: 10 % VAT included\*

Price without fees: 90 000 €

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



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## • Description ref n°418 •

Charming house consisting on the ground floor of a large hallway leading to 3 bedrooms, one with en-suite shower room, kitchen / dining room and bathroom. Oil heating (radiators).

Staircase leading upstairs that opens onto a large living room with hardwood floors and electric heating.

From the large entrance hall, stairs down to the basement with the oil boiler, a laundry area and a toilet. Part of the basement can be converted to living space with a private access.

Outside, about 154m<sup>2</sup> of land with on one side, area to park two vehicles, and on the other a small courtyard.

