



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4240

• House - Issigeac •



DETAILS

Land surface: 236 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Without

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

RARE Pretty little cottage with garden.
Walking distance to shops and restaurants.
Perfect lock up and go.

80 m² living

236 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

91 500 €

Agency fees: 7,6 % VAT included*

Price without fees: 85 000 €

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



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• Description ref n°4240 •

Stone house on the outskirts of a dynamic village with all amenities

The house with a living area of approximately 80m² consists of on the ground floor of a kitchen / dining room of 20,50m² - wooden staircase leading to the upper floor.

Living room of 16m².

Laundry area 4,70m². Shower room with shower and wash basin 2.70 m Separate WC -1,66m².

---First floor---

Bedroom n°1 - 15,90m²

Bedroom n°2 -17m² - Floors upstairs carpeted but wooden floor underneath

Garden of approximately 190m² with covered terrace and well.

Workshop and cellar

Mains drains. Double glazing

Walking distance to all amenities and set in a beautiful historical village just 15mins south of Bergerac with its international airport and rail links.

Some work to be done-no central heating installed.

