



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4240

• House - Issigeac •



## DETAILS

**Land surface:** 236 m<sup>2</sup>

**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 m<sup>2</sup> living

236 m<sup>2</sup>

- 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



# Agence Immobilière Valadié

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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 80m<sup>2</sup> consists of on the ground floor of a kitchen / dining room of 20,50m<sup>2</sup> - wooden staircase leading to the upper floor.

Living room of 16m<sup>2</sup>.

Laundry area 4,70m<sup>2</sup>. Shower room with shower and wash basin 2.70 m Separate WC -1,66m<sup>2</sup>.

---First floor---

Bedroom n°1 - 15,90m<sup>2</sup>

Bedroom n°2 -17m<sup>2</sup> - Floors upstairs carpeted but wooden floor underneath

Garden of approximately 190m<sup>2</sup> 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.

