



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4651

• House - Issigeac •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1200

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

Old stone house located in the heart of a medieval city with a habitable surface of 220 m<sup>2</sup>, 5 bedrooms, courtyard and terrace. All shops on foot

222 m<sup>2</sup> living

30 m<sup>2</sup>

- Issigeac -  
Grand Rue

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prix0

256 000 €

prixDetail0



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## • Description ref n°4651 •

The house consists on the ground floor ;

Entry. Dining room de 22m<sup>2</sup> tile floor. Wooden stairs lead to the upper floor

Hall, separate TOILET and laundry area 3,44m<sup>2</sup>

Living room and equipped kitchen of 33m<sup>2</sup> 2 Doors that open on the court – wood stove

Stone and beam apparent - tile Floor

Private courtyard 28m<sup>2</sup>, with stairs leading to the wooden terrace

The floor – landing 5m<sup>2</sup> Bedroom 1 of 19m<sup>2</sup> with fireplace in stone. Shower room then of 5m<sup>2</sup> with shower, WC and basin – ground floor

Bedroom 2 20,27m<sup>2</sup> - ground floor with private en-suite bathroom of 7,70m<sup>2</sup> bath/ shower, Wc and double basins - opening door on the wooden terrace and gallery (7m<sup>2</sup>) which communicates with the terrace

2nd floor

Bedroom 3 of 16m<sup>2</sup> -carpeted floor

Bedroom 4 or office of 7.70 m<sup>2</sup> - carpet

5 bedroom of 17m<sup>2</sup>, with carpeted floors

Shower room (6,20m<sup>2</sup> with shower WC and basin

