



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4901

• House - Issigeac •



DETAILS

Land surface: 2036 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: GAZ/BOIS

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

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

A quarter of an hour from Bergerac and 5 minutes from a village, house périgourdine stone, with outbuildings and garden, in the countryside in a small quiet hamlet.

99 m² living

2 036 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

165 850 €

Agency fees: 7 % VAT included*

Price without fees: 155 000 €

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



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House of the end of the 19th century, about 75 m² of living area, which consists of a kitchen, living room with fireplace of 26 m², bedroom 24 m², a clearance of 1.6 m², a room of 14 m², a bathroom of 4 m², a w. c independent with water of 1.5 m².

Gas central heating. Joineries simple glazing.

Has the floor : an attic (accessible by stairs) of 80m² with 37 m².

Dependencies : Dovecote with a bedroom on the ground floor of 17.7 m², old bread oven. Upstairs : a mezzanine area of 9.2 m². The loft has electricity (no water)

Barn of 140 m² with open shed adjoining of 110 m². The roof of the barn has been redone, there is about 4 years old.

Two former poultry houses adjacent to the loft of 8 m² approximately.

Garden of about 2036 m².

