



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4901

• House - Issigeac •



## DETAILS

**Land surface:** 2036 m<sup>2</sup>

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

2 036 m<sup>2</sup>

- 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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## • Description ref n°4901 •

House of the end of the 19th century, about 75 m<sup>2</sup> of living area, which consists of a kitchen, living room with fireplace of 26 m<sup>2</sup>, bedroom 24 m<sup>2</sup>, a clearance of 1.6 m<sup>2</sup>, a room of 14 m<sup>2</sup>, a bathroom of 4 m<sup>2</sup>, a w. c independent with water of 1.5 m<sup>2</sup>.

Gas central heating. Joineries simple glazing.

Has the floor : an attic (accessible by stairs) of 80m<sup>2</sup> with 37 m<sup>2</sup>.

Dependencies : Dovecote with a bedroom on the ground floor of 17.7 m<sup>2</sup>, old bread oven. Upstairs : a mezzanine area of 9.2 m<sup>2</sup>. The loft has electricity (no water)

Barn of 140 m<sup>2</sup> with open shed adjoining of 110 m<sup>2</sup>. The roof of the barn has been redone, there is about 4 years old.

Two former poultry houses adjacent to the loft of 8 m<sup>2</sup> approximately.

Garden of about 2036 m<sup>2</sup>.

