

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 4911

• House - Issigeac •



DETAILS		Logement économe Logement
Land surface: 2048 m ²	Swimming pool: Yes	≤ 50 A 51 à 90 B
Number of bedrooms: 3	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D 231 à 330 E
Type of heating: fuel et bois	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Pit all waters	Built: Not specified	> 450 G Logement énergivore

Beautiful house Périgourdine - 180 m2 living space - 3/4 bedrooms. A lot of character. Garden landscaped and planted with trees. . Lovely swimming Pool - 20 mins Bergerac - 5 minutes of a village with Lovely views across the

170 m² living

2 048 m²

Non-binding document

- Issigeac -Grand Rue 24560 Issigeac Tel : 05 53 58 68 26 issigeac@valadie-immobilier.com Price fees included **290 000 €** v fees: 5.5 % VAT included*

Agency fees: 5,5 % VAT included* Price without fees: 275 000 € *The agency fees are entirely at the cost of the purchaser Agence Immobilière Valadié

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House Périgourdine beams and exposed stone with a habitable surface of 180 m2
Located in exit of hamlet.
Close to the villages of Lanquais, Issigeac and Lalinde
Including the ground floor : an entrance and coulour
Equipped kitchen of 35 m2 with stone fireplace - Tiled floors-terracotta.
Door windows that open onto the terrace.
Living room of 38m2 - door windows overlooking the terrace - stone fireplace and insert.- old sink.
Staircase staircase in wood and metal leading to the first floor. Separate TOILET.
Bathroom of 9m2 - bath and vanity
Room 1 or the office of 16m 2 with bay windows

opening on the terrace. Bathroom of 9m2 with WC to side - Room for 2 or a suite for friends of 15m2 with a door independent -access garden - Mezzanine of 9m2 -

Has the floor : Landing Bedroom 3 of 17m2 .
Separate WC with lava hand.
Bedroom 4 of 21m2 with dressing room.

Beams and visible stones throughout the house. Double glazing and fitted wardrobes.

Swimming pool (10m x 5m) chlorine with its beach - liner new in 2017 -

Shed / pool house and garden Shed hard Beautiful raised Garden and landscape of 2048m2-











