



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4911

• House - Issigeac •

SOLD



## DETAILS

**Land surface:** 2048 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** fuel et bois

**Drainage/sewage:** Pit all waters

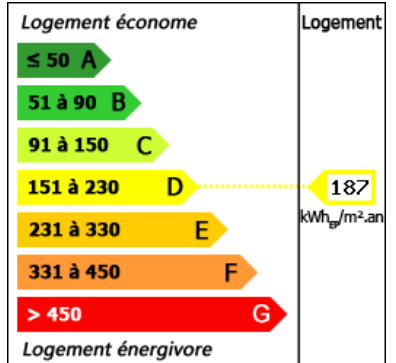
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Beautiful house Périgourdine - 180 m<sup>2</sup> 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 m<sup>2</sup> living

2 048 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

290 000 €

Agency fees: 5,5 % VAT included\*

Price without fees: 275 000 €

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



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## • Description ref n°4911 •

House Périgourdine beams and exposed stone with a habitable surface of 180 m<sup>2</sup>

Located in exit of hamlet.

Close to the villages of Lanquais, Issigeac and Lalinde

Including the ground floor : an entrance and colour  
Equipped kitchen of 35 m<sup>2</sup> with stone fireplace - Tiled floors-terracotta.

Door windows that open onto the terrace.

Living room of 38m<sup>2</sup> - 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 9m<sup>2</sup> - bath and vanity

Room 1 or the office of 16m<sup>2</sup> with bay windows opening on the terrace.

Bathroom of 9m<sup>2</sup> with WC to side

- Room for 2 or a suite for friends of 15m<sup>2</sup> with a door independent -access garden - Mezzanine of 9m<sup>2</sup> -

- Has the floor : Landing -

Bedroom 3 of 17m<sup>2</sup> .

Separate WC with lava hand.

Bedroom 4 of 21m<sup>2</sup> 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 2048m<sup>2</sup>-

