



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5497

• House - Issigeac •



DETAILS

Land surface: 30 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed 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

Magnificent stone house with gîte and pretty terrace.
Possibility of a trade. All amenities on foot. 4 bedrooms

182 m² living

30 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

269 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 254 000 €

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



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• Description ref n°5497 •

Magnificent village house with gîte, recently renovated and have a pretty terrace, located in the heart of a medieval town

15 mins from Bergerac, Dordogne.

The main house of approximately 122 m² consists on the ground floor of a large living space of 50 m² with a 'Godin' wood stove, open fitted kitchen with French window opening onto the 30 m² flowered terrace.

Laundry room of 8 m².

-Part of the living space can be easily transformed into a shop if you wish.

-Floor-

Wooden staircase leading to the first floor and landing 7.50 m²

Old parquet floors

Bedroom 1 of 10 m².

Separate WC

1 bathroom with freestanding bathtub and shower, basin-towel dryer, vmc- oak floor

Bedroom 2 of 11 m²

Bedroom 3 - master bedroom -21 m² with fitted wardrobes

- Old parquet

Double glazing (except a few windows on the ground floor)

-Adjacent gîte - approx.60 m² - Gite sold fully equipped and furnished - Renovated in 2020

Independent entrance - 15.42 m² living space - tiled floor and 'Godin' wood stove - equipped kitchen.

Wooden staircase leading to the first floor and landing 2 m² the open bedroom / mezzanine of 13.70 m²

Dressing room of 4.36 m² and shower room of 2.40 m² cabin shower, basin and WC

All amenities within walking distance.

