

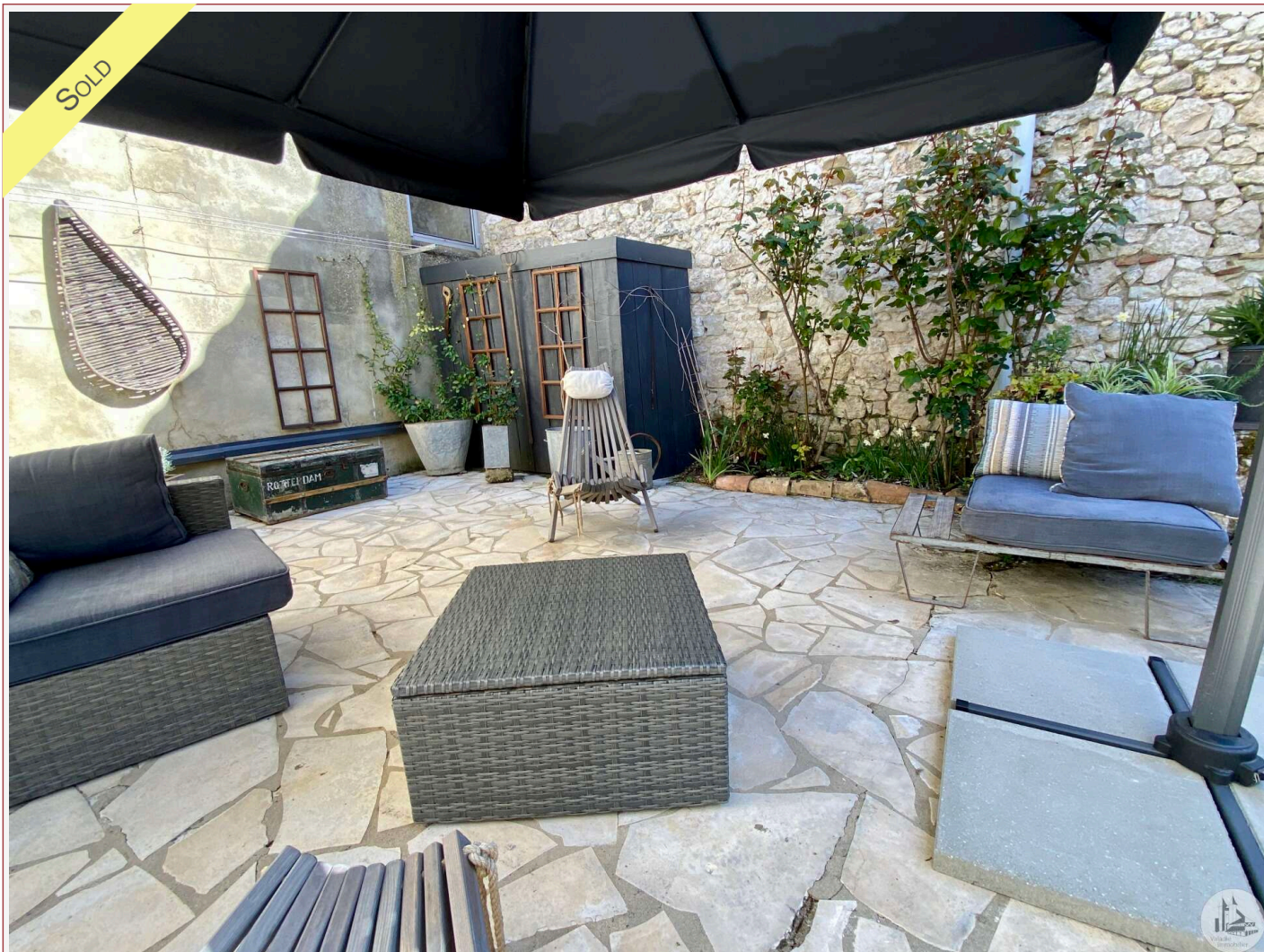


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5497

• House - Issigeac •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

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

30 m<sup>2</sup>

- 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





# Agence Immobilière Valadié

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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 m<sup>2</sup> consists on the ground floor of a large living space of 50 m<sup>2</sup> with a 'Godin' wood stove, open fitted kitchen with French window opening onto the 30 m<sup>2</sup> flowered terrace.  
Laundry room of 8 m<sup>2</sup>.  
-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 m<sup>2</sup>  
Old parquet floors

Bedroom 1 of 10 m<sup>2</sup>.  
Separate WC  
1 bathroom with freestanding bathtub and shower, basin-towel dryer, vmc- oak floor

Bedroom 2 of 11 m<sup>2</sup>

Bedroom 3 - master bedroom -21 m<sup>2</sup> with fitted wardrobes

- Old parquet

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

-Adjacent gîte - approx.60 m<sup>2</sup> - Gite sold fully equipped and furnished - Renovated in 2020

Independent entrance - 15.42 m<sup>2</sup> living space - tiled floor and 'Godin' wood stove - equipped kitchen.  
Wooden staircase leading to the first floor and landing 2 m<sup>2</sup> the open bedroom / mezzanine of 13.70 m<sup>2</sup>  
Dressing room of 4.36 m<sup>2</sup> and shower room of 2.40 m<sup>2</sup> cabin shower, basin and WC

All amenities within walking distance.

