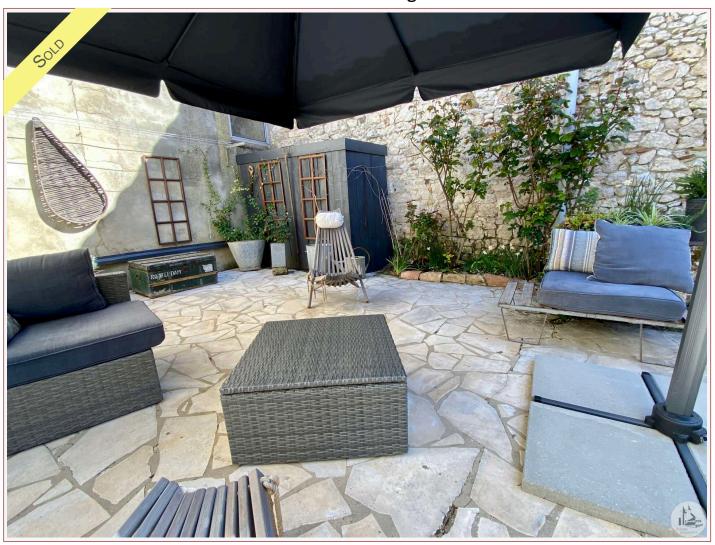


## Agence Immobilière Valadié

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

STAGO R DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

\_\_\_

331 à 450 F

Logement énergivore

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 Rue24560 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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • 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.



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.







