



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6012

• House - Issigeac •



## DETAILS

**Land surface:** 150 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** électrique + PAC + Cheminée

**Drainage/sewage:** Everything in the sewer

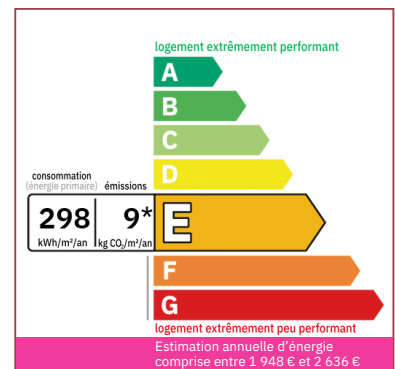
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1700



Large 5 bedroom stone house with garden and balcony, located in the heart of the medieval town of Issigeac. Opportunity to trade

271 m<sup>2</sup> living

150 m<sup>2</sup>

Non-binding document

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



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## • Description ref n°6012 •

This village house consists of a fitted kitchen with island and open dining area – approximately 38m<sup>2</sup>, open fireplace. Floor tiles  
Wooden staircase leading upstairs

Large room of 58m<sup>2</sup> approx. to renovate and overlooking the back and the garden of about . 150 m<sup>2</sup>,  
Cellar 20m<sup>2</sup>

- 1st floor-

Landing - 9m<sup>2</sup> then office space - 18.50m<sup>2</sup>, Shower room - 4.80m<sup>2</sup>, separate WC.

Bedroom 1 of 18m<sup>2</sup> and 3 other bedrooms of 14m<sup>2</sup>, 18m<sup>2</sup> and the master bedroom of 35m<sup>2</sup> with balcony, storage room - 13m<sup>2</sup>

- 2nd Floor -

Stairs lead to the 2nd floor and a large bedroom of 37m<sup>2</sup> with bathroom and wc – 6m<sup>2</sup> ensuite.

