



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6062

• House - Issigeac •



## DETAILS

**Land surface:** 152 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**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

In the heart of a medieval village in the Dordogne, this bright house with garden enjoys an ideal location, all shops within walking distance.

Bergerac airport at 15 km. To see quickly!

120 m<sup>2</sup> living

152 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

275 000 €

Agency fees: 5,2 % VAT included\*

Price without fees: 261 500 €

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





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## • Description ref n°6062 •

This charming house on 2 levels includes: large kitchen of 12.26 m<sup>2</sup> (kitchen equipped with Bosch elements)  
Elegant living room, 30m<sup>2</sup> benefiting from fireplace with stove and exposed beams.

Shower room with walk-in shower, washbasin, WC and VMC, tiling.

An oak staircase serves the first floor with a large bright landing, wooden floor. large window overlooking the village.

Master bedroom 18.41 m<sup>2</sup> floor;

Guest bedroom of 12 m<sup>2</sup> floor with mezzanine.

Bathroom with bath, toilet, washbasin

Electric heating

Double glazed windows

Detached garden of 152 m<sup>2</sup>

Small courtyard with stone shelters approx 9 m<sup>2</sup>

