



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6168

• House - Issigeac •



## DETAILS

**Land surface:** 101108 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open 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

This property benefits from a calm setting within easy reach of the medieval village of Issigeac.

Bergerac airport 20 minutes

300 m<sup>2</sup> living

101 108 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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



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## • Description ref n°6168 •

The spacious light filled house is accessed by a quiet country lane.

The accommodation is set on two levels with approx 310 m<sup>2</sup> of floor space.

The house is in need of some updating and refreshig

Large receptions rooms

4 bedrooms and 3 bathrooms.

Garage with potentiel for further renovation.

There is currently a pool in need of updating.

10 hectares of land adds to the tranquil setting of this property.

