



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6175

• House - Issigeac •



DETAILS

Land surface: 625 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Bois et électrique

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

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

Located in a beautiful historic village, near to Issigeac.

3 bedroom stone house with guest house /gite.

Large stone barn, swimming pool and interior courtyard. Beautiful renovation

240 m² living

625 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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Price fees included

365 000 €

Agency fees: 6 % VAT included*

Price without fees: 344 340 €

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



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Two beautiful stone properties with pool comprising of a main Perigourdine house and its beautiful gîte

- The main house set out on 2 levels offers on the ground floor :

Kitchen and living room of 68m² – recent fitted kitchen with central island, wood burner and tiled floor, also in the living room a wood stove. Exposed stone walls and beams

Original oak staircase leading upstairs

Laundry room – 3m² with sinks and WC –

- First floor-

Landing – 3.5m² - original oak flooring through out the first floor

Bedroom n°1 – 11m².

Bedroom n°2 – 14m² with dressing room.

Bedroom n°3 - 17m²

Bathroom -5m² with bath / shower, sinks and wc – tiled floor for the bathroom

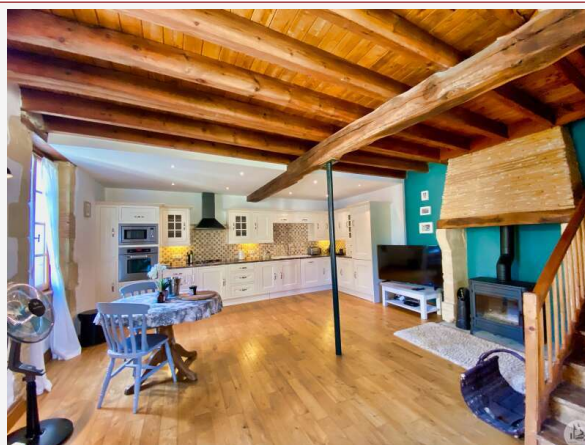
Wooden staircase leading to the 2nd floor and the attic, an additional space to convert - 50m² with a beautiful attic frame.

- The guest house is in a beautiful stone dovecote - sold furnished -

The house offers on the ground floor an entrance - living room - 23m² stone tiled floor and exposed beams
Laundry room – 11m² with washing and drying machines – cupboards

Wooden staircase leading upstairs and kitchen/dining room of 38m²

A fitted kitchen, chestnut parquet flooring, fireplace with wood-burning stove



Exposed beams and stones.