



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6175

• House - Issigeac •



## DETAILS

**Land surface:** 625 m<sup>2</sup>

**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 m<sup>2</sup> living

625 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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issigeac@valadie-immobilier.com

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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## • Description ref n°6175 •

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 68m<sup>2</sup> – 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 – 3m<sup>2</sup> with sinks and WC –

- First floor-

Landing – 3.5m<sup>2</sup> - original oak flooring through out the first floor

Bedroom n°1 – 11m<sup>2</sup>.

Bedroom n°2 – 14m<sup>2</sup> with dressing room.

Bedroom n°3 - 17m<sup>2</sup>

Bathroom -5m<sup>2</sup> 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 - 50m<sup>2</sup> 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 - 23m<sup>2</sup> stone tiled floor and exposed beams  
Laundry room – 11m<sup>2</sup> with washing and drying machines – cupboards

Wooden staircase leading upstairs and kitchen/dining room of 38m<sup>2</sup>

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



Exposed beams and stones.