



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6497

• House - Issigeac •



DETAILS

Land surface: 2450 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: Yes

Work needed: No 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

Charming light filled spacious one level property within walking distance to Issigeac.

Mature enclosed garden, open garage for parking,

163 m² living

2 450 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

331 000 €

Agency fees: 5,1 % VAT included*

Price without fees: 315 000 €

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



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• Description ref n°6497 •

2 minutes by foot from the shops, house from the 60s/70s tastefully renovated in 2015 the rooms are light filled and spacious, including:

- Superb covered terrace around the property
- 12.50m entrance hall
- leading to the
- main reception room of 40.20m² with a double-sided fireplace
- Cloakroom 3.12m²
- MOBALPA fitted kitchen, 18,23 m² with cupboards, hob, extractor hood, oven, sink, dishwasher, a door leading to the laundry room of 2 m²

- hallway of 14 m² leading to the bedrooms
- 1 bedrooms of 16.35 m² with french window leading onto the terrace
- 2 bedrooms of 12.59m²

Master Bedroom with sitting area of 25.52m² with cupboards

- a bathroom of 6.55m² with an Italian shower, basin and w.c
- a separate toilet 2.63m²

the basement 32.33m² with a direct exit to the garden including wine cellar 7 m²

Heat pump, Reversible air conditioning
Therodynamic water heater

- Double glazed PVC windows

- Sanitation: mains drainage

Outside :

Double garage car port in wood with enclosed workshop

m:

