



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6497

• House - Issigeac •



## DETAILS

**Land surface:** 2450 m<sup>2</sup>

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

2 450 m<sup>2</sup>

- 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 40.20m<sup>2</sup> with a double-sided fireplace
- Cloakroom 3.12m<sup>2</sup>
- MOBALPA fitted kitchen, 18,23 m<sup>2</sup> with cupboards, hob, extractor hood, oven, sink, dishwasher, a door leading to the laundry room of 2 m<sup>2</sup>

- hallway of 14 m<sup>2</sup> leading to the bedrooms
- 1 bedrooms of 16.35 m<sup>2</sup> with french window leading onto the terrace
- 2 bedrooms of 12.59m<sup>2</sup>

Master Bedroom with sitting area of 25.52m<sup>2</sup> with cupboards

- a bathroom of 6.55m<sup>2</sup> with an Italian shower, basin and w.c
- a separate toilet 2.63m<sup>2</sup>

the basement 32.33m<sup>2</sup> with a direct exit to the garden including wine cellar 7 m<sup>2</sup>

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:

