



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6662

• House - Issigeac •



## DETAILS

**Land surface:** 445 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

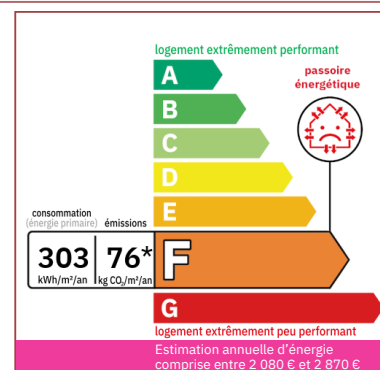
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1900



Magnificent little stone house with garden located in a very pretty village close to the medieval village of Issigeac and the river town of Bergerac.  
Perfect pied-de-terre or holiday home

125 m<sup>2</sup> living

445 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

175 000 €

Agency fees: 6,1 % VAT included\*

Price without fees: 165 000 €

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





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## • Description ref n°6662 •

The house is located in this charming village, in a quiet and easily accessible location.

and benefits from an enclos and walled garden

The house offers 2-3 bedrooms and includes on the ground floor of :

A large living space of approximately 50m<sup>2</sup> including an open kitchen, dining room and lounge - French doors leading outside. beamed ceiling and exposed stone walls, terracotta tiled floor. from the kitchen, French doors leading to terrace and garden.

Wooden staircase leading to the 1st floor.

A laundry room or back kitchen - 7m<sup>2</sup>

Separate toilet with sink

1st bedroom on the ground floor - 15m<sup>2</sup> with patio doors opening onto the terrace and garden.

Bathroom with shower and double sink - 5.39m<sup>2</sup>

The first floor offers an open plan mezzanine bedroom or can be used as office space - 25m<sup>2</sup> with a door leading to another bedroom - 18m<sup>2</sup> with 'mansard' ceiling and fitted wardrobes.

A very pretty enclosed garden, garden shed, terrace and gate completes the ensemble. Possibility to put in a swimming pool and have off road parking

The beautiful historic village of Issigeac with its many shops and restaurants and its weekly market is 6 km away.

Bergerac, a beautiful riverside town, famous for its wines and is well served by transport links with its airport and train station.

