



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6753

• House - Issigeac •



## DETAILS

**Land surface:** 1950 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Assainissement fibre de coco

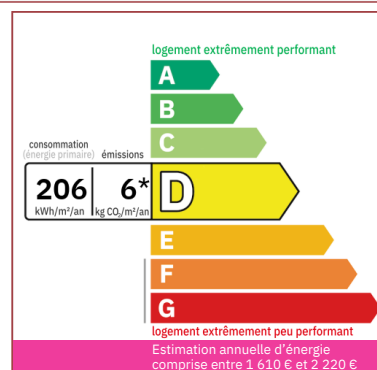
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Charming perigourdine stone property set in the sought after area between Issigeac and Monbazillac. Easy access to Bergerac, Main house benefits from 3 bedrooms. lovely garden. Separate studio for

120 m<sup>2</sup> living

1 950 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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





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## • Description ref n°6753 •

Stone perigourdine house with beautiful gardens .  
Main house benefits from 3 bedrooms, there is a separate guest house with kitchen/living area and bedroom with shower room.

Enclosed mature garden, with trees, thoughtfully planted shrubs and flowers, roses to maintain colour and texture throughout the year.

Well and wooden abris in the garden

Terrasse to enjoy the morning sunshine.

A further private terrasse to the side of the property

This house has been tastefully restored using quality materials

This bright light filled property benefits from double glazing, electric heating and woodburner

The house comprises on the ground floor

Living room of approx. 32 m<sup>2</sup>, with stone walls and travertine floor. Wood burner.

Fitted kitchen 34 m<sup>2</sup>

including dishwasher, oven and fridge.

Storage area with washing machine and hot water tank.

Door opening onto terrace.

Bedroom of 23 M<sup>2</sup>

with bath, WC and washbasin.

French doors to private terrace.

Staircase leads to

2 bedrooms one of 12 M<sup>2</sup>

with parquet floor and exposed beams. velux window

Bedroom of 18 M<sup>2</sup>

with parquet floor and exposed beams.

Shower area and WC serving both bedrooms.

The inviting gite/guest accomodation comprises of  
kitchen/living area of 18 M<sup>2</sup>

Bedroom of 12 M<sup>2</sup> with sliding glass door leading to  
terrasse.

Shower area with basin, shower and WC. and heated  
towel rail

Terrasse

