



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6799

• House - Issigeac •

OPPORTUNITY



## DETAILS

**Land surface:** 2069 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Poêle à pellets et électrique

**Drainage/sewage:** Septic tank

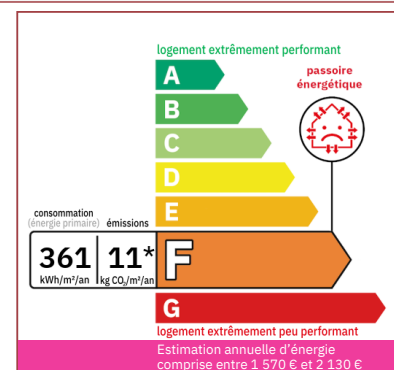
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming single storey house, 2 bedrooms, In a dominant position with views of the countryside and just 5 minutes from shops and the dynamic and historic village of Issigeac

72 m<sup>2</sup> living

2 069 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

199 000 €

Agency fees: 7 % VAT included\*

Price without fees: 186 000 €

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



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## • Description ref n°6799 •

Located in a dominant position, in a calm and green environment, this stone house offers

- an equipped kitchen of approx. 11.61m<sup>2</sup>
- distribution corridor of -approx 2.61m<sup>2</sup>
- a bedroom of approx. 15.46m<sup>2</sup>
- 2nd bedroom of approx. 10m<sup>2</sup>
- A very beautiful adjoining living room with exposed stones which could easily be incorporated into the house of approx. 41m<sup>2</sup>
- a carport
- 2000m<sup>2</sup> garden

The village of Issigeac 5 minutes away, undoubtedly one of the best villages in the Dordogne with charming restaurants, a weekly market and its shops.

The river town of Bergerac less than 20 minutes away, famous for its wines, its airport with flights to England, Holland and Belgium, the SNCF station which connects Bordeaux, a UNESCO heritage city.

