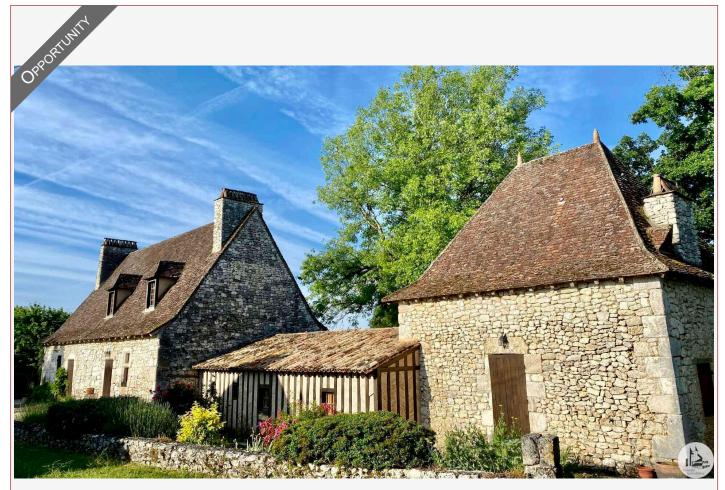


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6974

• House - Issigeac •

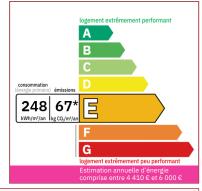


## DETAILS

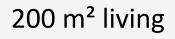
Land surface: 6928 m<sup>2</sup> Number of bedrooms: 5 Number of levels: 1 Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: No Ground floor living: No Work needed: Finitions / Décoration Fireplace: Yes open hearth Built: Not specified



Périgourdine character with its dovecote, 5 bedrooms, above ground swimming pool, well, wooded grounds.



6 928 m<sup>2</sup>

Non-binding document

- Issigeac -Grand Rue 24560 Issigeac Tel : 05 53 58 68 26 issigeac@valadie-immobilier.com Price fees included

349 000 € Agency fees: 5,8 % VAT included\* Price without fees: 330 000 €

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



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6974 •

A property of charm and character not far from the medieval village of Issigeac, 15 min from Bergerac and its airport.

It includes a Périgord-style dwelling house and adjoining a dovecote which offers the possibility of an outbuilding. The main house consists of: an entrance to living room with large open fireplace, terracotta tiled floor, cathedral ceiling, a large independent fitted kitchen, open fireplace with access to the terrace. Upstairs: 3 bedrooms with shower room and wc.

Adjoining and communicating a corridor leads to a veranda with lounge area, a ground floor bedroom with bathroom, a living room with fitted kitchen, upstairs a bedroom with shower room.

The house has a beautiful terrace with a view of the park planted with hundred-year-old trees.

3 Cellars An above ground swimming pool Land with well











