

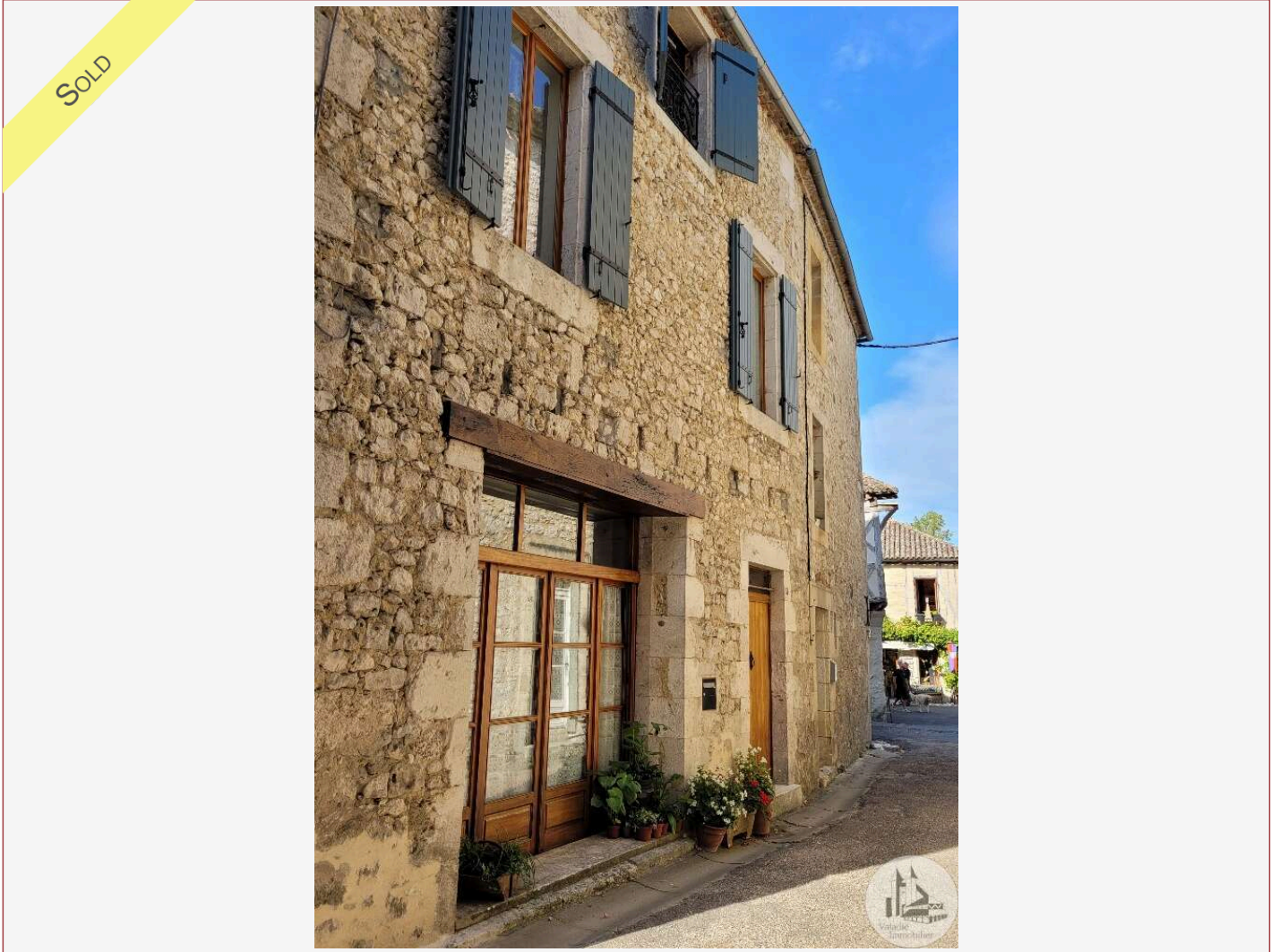


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7164

• House - Issigeac •



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

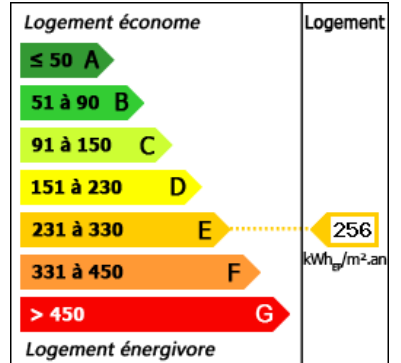
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Pretty old stone house, located in the heart of the medieval town of Issigeac. Recently renovated and beautifully decorated. All shops and restaurants within walking distance. Bergerac at 15 mins.

90 m<sup>2</sup> living

No field

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

177 000 €

Agency fees: 7,3 % VAT included\*

Price without fees: 165 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7164 •

The house arranged on 3 levels benefits on the ground floor from a living space of 41m<sup>2</sup> with living room and recent fitted kitchen. Laundry area

Beautiful old wooden staircase leading upstairs and landing 4,06m<sup>2</sup>

Original wooden floor on the ground

Bedroom 1 of 9m<sup>2</sup>- parquet floor

Shower room - 4.10m<sup>2</sup> with Italian shower, WC, basin and towel dryer

Specialized VMC

Bedroom 2 - Lovely bright bedroom 15.40 m<sup>2</sup> - wooden floor

The staircase leads to the 2nd floor to a master bedroom of over 34m<sup>2</sup> with parquet flooring, this very light and spacious room offers numerous possibilities for becoming a painting studio, a magnificent bedroom or a second living room., or large office space.

All shops and restaurants on foot to take full advantage of village life

Bergerac and its airport and train station and 15 minutes

