



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7197

• House - Issigeac •



DETAILS

Land surface: 1048 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood

Drainage/sewage: microstation

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Dordogne - A few minutes from the gorgeous medieval village of Issigeac and just 15 mins from Bergerac - a wine growing region with its airport and railway station. Stone house with pool, 2 bedrooms, ideal for summer vacations.

90 m² living

1 048 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

225 000 €

Agency fees: 5,6 % VAT included*

Price without fees: 213 000 €

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



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• Description ref n°7197 •

Old stone house, perfect for a small pied à terre away from it all, great for rental investment or even for a weekend retreat, perfect summer holiday home with lovely swimming pool. Property sold with furniture, so already to go!. A must see

This charming property is set in a small hamlet close to Issigeac, the decor is simple and tasteful keeping many of the original features.

Entrance into the hallway by the original farmhouse front door, original terracotta floor tiles, leading into a light filled double aspect sitting room of 25 m² with wood burning stove, original terracotta floor tiles.

The fully fitted kitchen of 24 m² offers french glazed doors onto the garden and tiled terrasse area.

The bathroom consists of shower, bath, washbasin and WC and has travatine tiles.

The original wooden staircase from the entrance hall leads to an open plan bedroom of 25 m² under the eaves, wooden flooring and velux windows.

Further bedroom of 12 m² with window and velux with views of the small hamlet.

To the exterior of the property there is an adjoining open barn of approx 18 m² housing the pool equipment. Store room with the water heater.

The swimming pool is a chlorine pool 8 X 4 m with roman end

Surrounding tiled terrasse area

The garden is partially enclosed

