



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7384

• House - Issigeac •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

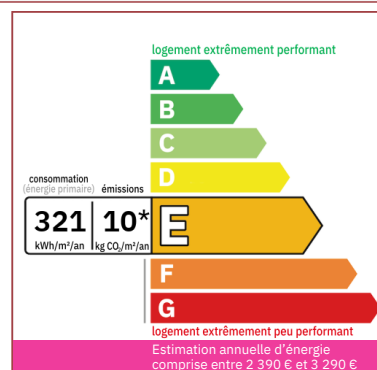
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



Located 15 km south of Bergerac, large family home of 135 m<sup>2</sup>, all comfort with four bedrooms on two levels. Exterior and outbuildings.

135 m<sup>2</sup> living

30 m<sup>2</sup>

Non-binding document

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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



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## • Description ref n°7384 •

Village house of 135 m<sup>2</sup>

On the ground floor; a fitted kitchen, a dining room with closed insert and a living room of 60 m<sup>2</sup>, toilets, as well as a laundry room giving access to the cellar of 30 m<sup>2</sup>.

First floor; three bedrooms of 15 m<sup>2</sup> each as well as a bathroom with shower and toilets.

Second floor; A large room of 70 m<sup>2</sup> under the roof to be finished fitting out which can be used as a fourth bedroom/games room/office.

Outside a terrace of 30 m<sup>2</sup>.

The roof was redone in 2021.

Double glazing.

A beautiful outbuilding attached to the partly renovated house of 54 m<sup>2</sup> on two floors completes this property.

