Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7387

• House - Issigeac •



DETAILS

Land surface: 6161 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

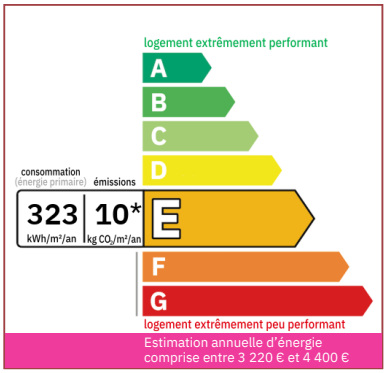
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Charming property close to Issigeac benefitting from 3 bedrooms, swimming pool, stone outbuilding, mature gardens

180 m² living

6 161 m²

Non-binding document

- Issigeac -

Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

359 000 €

Agency fees: 5 % VAT included*

Price without fees: 342 000 €

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

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• Description ref n°7387 •

A unique opportunity to purchase a charming stone house close to the pretty
medieval village of Issigeac and 15 mins from Bergerac with its SNCF train station - line for Bordeaux - Paris and its International airport

This attractive well restored stone property renovated by local artisans set in mature gardens is approx 6 kms from the picturesque medieval village of Issigeac with shops, boutiques and restaurants.
Ideal as a second home or a main residence offering comfortable living and outdoor spaces.
The setting of this property is in a small hamlet, with neighbours, this house is served by its own private driveway and also enjoys a private setting, benefitting from its own small woodland.

There is an 8 X 4 chlorine swimming pool with cover and pool house.
Various areas for relaxing near the pool and a super covered terrace adds to the charm of this stone property. A stone garage, workshop and wood storage completes the exterieur.

The west facing covered oak beamed terrace provides views towards the pool area.

Entry into the kitchen through glazed french doors.

The fully fitted Kitchen (34 m2) has partly exposed stonework, tiled floors throughout. Glazed double doors open onto the front of the property.

The sitting room (20 m2) has tiled floors, benefitting from a french door and partly exposed stone walls

The ground floor bedroom (4.4 x 3.4 metres) with tiled floors, window to the side of the property.

Shower room carefully adapted for disabled use (6 m2) with window onto the side of the property. Fully tiled walls. Walk-in shower with thermostatic shower unit. Low level WC unit. Wash hand basin, heated towel-rail.

From the kitchen the oak wooden staircase leads to the



