



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7416

• House - Issigeac •



## DETAILS

**Land surface:** 887 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

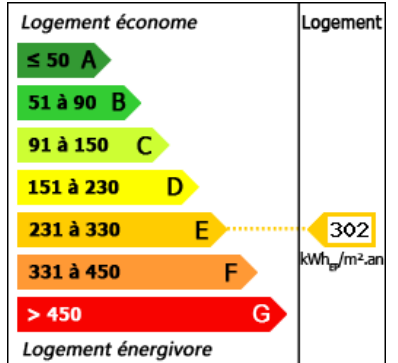
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Charming former rail cottage

Close to the medieval village of Issigeac, 15 minutes from the bastide of Eymet Pool

120 m<sup>2</sup> living

887 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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





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## • Description ref n°7416 •

Close to the medieval village of Issigeac, 15 minutes from the bastide of Eymet

This charming old former rail cottage comprises of kitchen 15 M2

Two sitting rooms one with fireplace 14 M2 & 16 M2

Bedroom 16 M2 with ensuite bathroom 12 M2

Storage/utility area with access to the rear of the property 8M2

Bedroom benefiting from french doors leading onto the garden 24 M2

shower room 8 M2

Stairs leading to two further bedrooms; 12 M2 and 12M2 one leading through to the other. Ideal for visiting family or guests.

Sun filled terrasse

Pool house and storage area

Swimming pool 10 X 5 chlorine

Mature garden surrounding the property

