



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7445

• House - Issigeac •



## DETAILS

**Land surface:** 3780 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

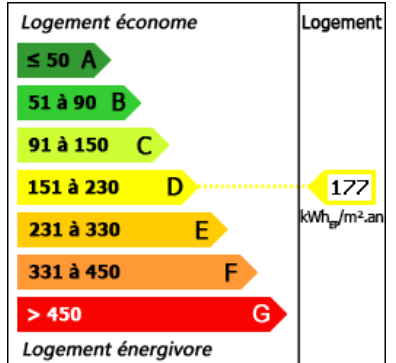
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Located in a hamlet a few kilometers from Issigeac, in a bucolic setting, superb artist's house of approx. 140 m<sup>2</sup>.

140 m<sup>2</sup> living

3 780 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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



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## • Description ref n°7445 •

Traditionally renovated stone house of 140 m<sup>2</sup> on land of approximately 3780m<sup>2</sup> with outbuildings.

This is composed on the ground floor: a living-dining room with fireplace of approximately 47m<sup>2</sup>, a separate kitchen of approximately 20m<sup>2</sup>, a storeroom of approximately 16m<sup>2</sup>, a veranda with wood stove, a bedroom of approximately 9m<sup>2</sup>, a shower room of approximately 7m<sup>2</sup> and a separate toilet.

Upstairs: A landing serving as a reading corner of approximately 12m<sup>2</sup>,

A master bedroom of approximately 9m<sup>2</sup> with shower room and toilet.

A room in a row of approx. 9m<sup>2</sup> and a bedroom of approx. 15m<sup>2</sup>

Outside: a first outbuilding of 40 m<sup>2</sup> serving as a workshop, garage and a lean-to of 25 m<sup>2</sup>.

A dovecote of approx. 9m<sup>2</sup>

In the garden a building a dovecote.

The roof is in good condition.

The frames are made of double-glazed wood and the heating is oil-fired.

