



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7446

• House - Issigeac •



## DETAILS

**Land surface:** 940 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** PAC

**Drainage/sewage:** Septic tank

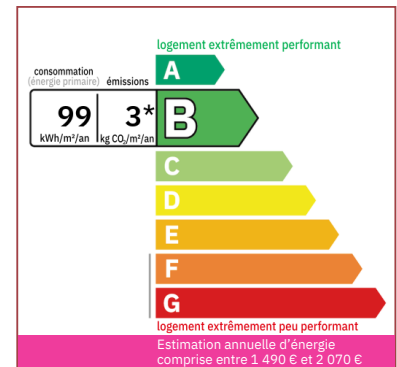
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Close to the charming medieval village of Issigeac and 15 minutes from Bergerac with its SNCF train station - line for Bordeaux - Paris and its international airport.

220 m<sup>2</sup> living

940 m<sup>2</sup>

Non-binding document

- Issigeac -  
Grand Rue  
24560 Issigeac  
Tel : 05 53 58 68 26  
issigeac@valadie-immobilier.com

Price  
**239 000 €**  
The agency fees are entirely at the cost of the seller





# Agence Immobilière Valadié

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## • Description ref n°7446 •

This charming stone property of approximately 220 m<sup>2</sup>

The house consists of an entrance leading to a large, warm, bright space of over 73m<sup>2</sup> comprising a recent and elegant kitchen with central island with comfortable living room

Large spacious utility room of 13m<sup>2</sup>

Family bathroom with shower, bath and double vanity unit of 11.65m<sup>2</sup>

WC - 2m<sup>2</sup>

1 master bedroom of approx. 12m<sup>2</sup> with a dressing room and a large window with views over the garden

1 further bedroom with large window

The floor benefits from under floor heating travertine tiles

The staircase leads to a landing with two large bedrooms under the eaves of 23m<sup>2</sup> and 21m<sup>2</sup>

Landing which connects the two upper bedrooms of 12m<sup>2</sup>

There is a space that could be converted into an additional shower room of 9.70m<sup>2</sup>

-Garden-

A storage shed in wood

This property benefits from underfloor heating and double glazing.

Close to Issigeac and Bergerac.

