



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7464

• House - Issigeac •



## DETAILS

**Land surface:** 1.5 ha

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

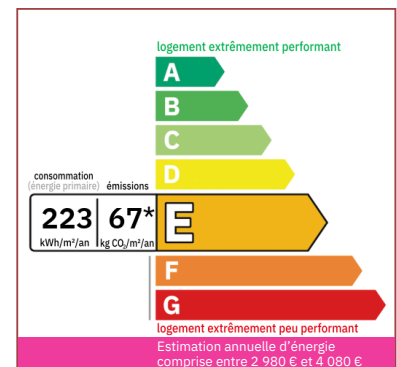
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1750



30 minutes south of Bergerac and a few minutes from the bastide of Issigeac, a 160 m<sup>2</sup> stone Perigord house, four bedrooms and two bathrooms on 15,000 m<sup>2</sup> of land with outbuildings.

160 m<sup>2</sup> living

15 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

270 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 254 717 €

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



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## • Description ref n°7464 •

Single storey stone house of 160 m<sup>2</sup> on flat land of 15,000 m<sup>2</sup> with outbuildings.

It consists of: an entrance hall with separate toilet, a large living room with open kitchen of 60 m<sup>2</sup>, stone fireplace and double French window, four bedrooms including a master suite of 30 m<sup>2</sup> with shower room and a second shower room with toilet.

Numerous outbuildings such as a stable, a workshop, a chicken coop and a lean-to for a total of more than 200 m<sup>2</sup>.

Outside a covered courtyard for two vehicles and landscaped grounds.

