



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7479

• House - Issigeac •



## DETAILS

**Land surface:** 20 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

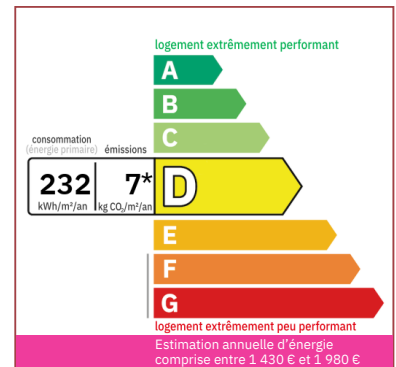
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Half-timbered house, 3 bedrooms with courtyard, in the heart of Issigeac - a vibrant medieval village. 15 mins to Bergerac

122 m<sup>2</sup> living

20 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

176 500 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7479 •

Located in the centre of Issigeac with restaurants and shops within walking distance.

The house benefits on the ground floor from a large living space of 6.0 to 2.0 m<sup>2</sup> with open kitchen of 4.8 to 1.6 m<sup>2</sup>

Door opening onto the courtyard behind of 20 m<sup>2</sup>

Shower room with WC of 1.0 to 3.0 m<sup>2</sup>

Stairs leading to the first floor and landing then a bedroom - wooden floor; Shower room with double sink, shower and WC of 2.9 to 1.7 m<sup>2</sup>

Two other bedrooms one with shower and sink.

Attic space that can be converted

The master bedroom has a shower room is and of 6.5 to 3.4 m<sup>2</sup>.

The second bedroom has a dressing room in the room next door, the dressing room is of 2.0 to 2.8 m<sup>2</sup>, the bedroom is of 3.0 to 4.2 m<sup>2</sup>.

The third bedroom is 2.7 to 3.8 m<sup>2</sup>.

Some finishing to be done but a huge potential!

Issigeac one of the most beautiful villages in the Dordogne with its many restaurants and shops and a beautiful weekly market is 15 minutes from the city of Bergerac with its airport with its connections to England, Belgium, Portugal and the Netherlands

Bordeaux at 1H40

