



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7580

• House - Issigeac •



## DETAILS

**Land surface:** 3066 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

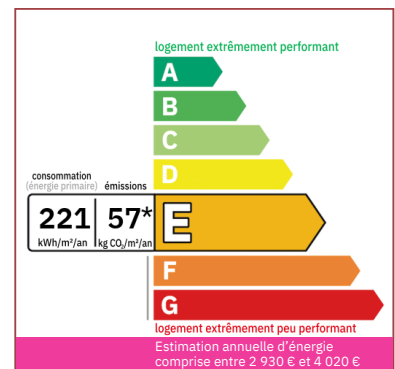
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Stone cottage nestled in its garden ,small hamlet close to the medieval village of Issigeac

This property comprises of large living room, kitchen and 3 bedrooms. Stone

114 m<sup>2</sup> living

3 066 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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Price fees included

176 550 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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



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## • Description ref n°7580 •

### Charming Stone Cottage with Scenic Surroundings

Nestled in a peaceful setting, but not isolated. This charming stone property offers a unique opportunity to enjoy character. The home features a spacious, light-filled living area that provides a Two bedrooms. A third bedroom, currently in need of refreshing, holds the potential to be transformed into a charming retreat or home office.

Shower room  
approx 114 m2 of living space

Outdoors, the property is complemented by a stone outbuilding that houses the boiler and provides additional storage space. The garden encircles the property, offering a private, tranquil space to enjoy the outdoors. A well on the grounds adds to the rustic charm and provides a unique feature.

