



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7655

• House - Issigeac •



## DETAILS

**Land surface:** 3500 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

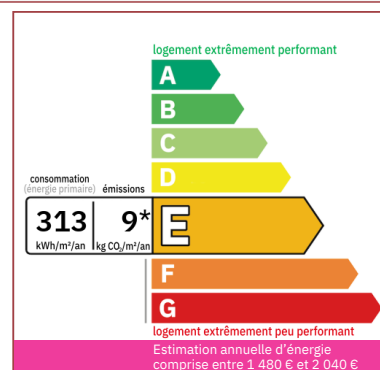
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



This charming property is located in a peaceful countryside setting, offering a perfect retreat while being just 20 minutes from Bergerac Airport and a short

110 m<sup>2</sup> living

3 500 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

249 950 €

Agency fees: 6 % VAT included\*

Price without fees: 235 800 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7655 •

This charming property is located in a peaceful countryside setting, offering a perfect retreat while being just 20 minutes from Bergerac Airport and a short distance from a medieval village with all local amenities.

The home is beautifully presented and benefits from a spacious 3500m<sup>2</sup> gardens, extensive terraces, and an above-ground swimming pool, making it ideal for both relaxation and outdoor living.

The property is arranged over one floor, the house features double-glazed windows and electric radiators throughout for comfort.

**Kitchen (15m<sup>2</sup>):** A bright, triple-aspect room with a tiled floor, fitted kitchen, plumbing for a washing machine, and a door leading to a covered terrace.

**Rear Kitchen (5m<sup>2</sup>):** A practical space with tiled flooring.

**Inner Hall (7m<sup>2</sup>):** A hallway with a tiled floor, offering access to other parts of the house.

**Cloakroom (3m<sup>2</sup>):** Equipped with a wash hand basin and WC, all with a tiled floor.

**Bathroom (6m<sup>2</sup>):** Featuring a stone floor, tiled walls, wash hand basin, bath, and shower.

**Master Bedroom (14m<sup>2</sup>):** Spacious with a tiled floor.

**Bedroom 2 (11m<sup>2</sup>):** Another well-sized room with a tiled floor.

**Study / Bedroom 3 (7m<sup>2</sup>):** A flexible space with tiled flooring, ideal for a home office or a third bedroom.

**Living/Dining Room (39m<sup>2</sup>):** This bright and airy room boasts a double aspect, a tiled floor, a double-height ceiling with exposed beams, an exposed stone wall, a wood-burning stove, and under-eaves storage.

**Outside:**

**Covered Dining Terrace (22m<sup>2</sup>):** A perfect spot for outdoor meals with a tiled floor and ample space for dining.

**Above-Ground Swimming Pool:**

**Gardens (3500m<sup>2</sup>):**

This property offers a peaceful and private lifestyle with modern comforts, making it a great choice for those looking to enjoy countryside living without being far from essential services and amenities.

- FIBRE INTERNET -

