Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7655 • House - Issigeac •



DETAILS

Land surface: 3500 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Pit all waters

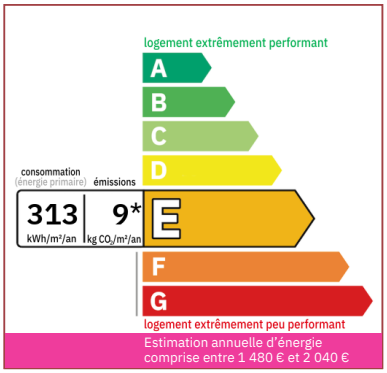
Swimming pool: No

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 m² living

3 500 m²

Non-binding document

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

Price fees included

235 000 €

Agency fees: 5,9 % VAT included*
Price without fees: 222 000 €

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

Agence Immobilière Valadié

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• 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 3500m² 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 (15m²): 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 (5m²): A practical space with tiled flooring.
Inner Hall (7m²): A hallway with a tiled floor, offering access to other parts of the house.
Cloakroom (3m²): Equipped with a wash hand basin and WC, all with a tiled floor.
Bathroom (6m²): Featuring a stone floor, tiled walls, wash hand basin, bath, and shower.
Master Bedroom (14m²): Spacious with a tiled floor.
Bedroom 2 (11m²): Another well-sized room with a tiled floor.
Study / Bedroom 3 (7m²): A flexible space with tiled flooring, ideal for a home office or a third bedroom.
Living/Dining Room (39m²): 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 (22m²): A perfect spot for outdoor meals with a tiled floor and ample space for dining.
Above-Ground Swimming Pool:
Gardens (3500m²):
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 -







