



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7663

• House - Issigeac •



DETAILS

Land surface: 2036 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Poêle à granulés

Drainage/sewage: Septic tank

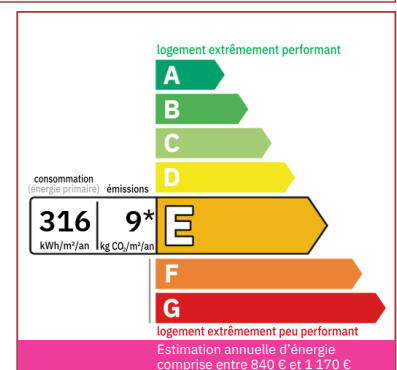
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Less than 10 minutes from Issigeac and 20 minutes from Bergerac, in a small bucolic hamlet, stone ensemble offering recently and nicely restored house, outbuildings (development potential) Habitable on one level.

96 m² living

2 036 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

219 400 €

Agency fees: 6 % VAT included*

Price without fees: 207 000 €

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



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House from the end of the 19th century, Périgord type, which consists of: an equipped kitchen (25.5 m²), a living room (23 m²) with pellet stove (in an old fireplace), a hallway (1.6 m²), a bathroom (3.7 m²), a separate toilet, a bedroom (13.7 m²)

Aluminum double glazing joinery. Heating by pellet stove. Convector in the bathroom and the dovecote.

Upstairs: a convertible attic of approximately 80 m² on the ground (accessible by staircase)

Work recently carried out (since 2021): roof of the house, joinery, electrical panel, modernized bathroom...

Dovecote with one bedroom (17.7 m²) on the ground floor (former bread oven). Upstairs: a mezzanine (9.2 m²)

Barn (140 m²) with adjoining open shed (110 m²)

Two old henhouses adjoining the dovecote.

