



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7663

• House - Issigeac •



## DETAILS

**Land surface:** 2036 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Poêle à granulés

**Drainage/sewage:** Septic tank

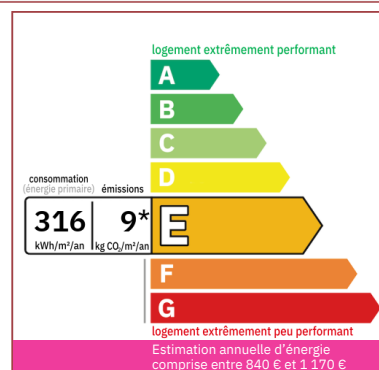
**Swimming pool:** No

**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 m<sup>2</sup> living

2 036 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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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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## • Description ref n°7663 •

House from the end of the 19th century, Périgord type, which consists of: an equipped kitchen (25.5 m<sup>2</sup>), a living room (23 m<sup>2</sup>) with pellet stove (in an old fireplace), a hallway (1.6 m<sup>2</sup>), a bathroom (3.7 m<sup>2</sup>), a separate toilet, a bedroom (13.7 m<sup>2</sup>)

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

Upstairs: a convertible attic of approximately 80 m<sup>2</sup> 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 m<sup>2</sup>) on the ground floor (former bread oven). Upstairs: a mezzanine (9.2 m<sup>2</sup>)

Barn (140 m<sup>2</sup>) with adjoining open shed (110 m<sup>2</sup>)

Two old henhouses adjoining the dovecote.

