



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7783

• House - Issigeac •



DETAILS

Land surface: 4635 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: PAC

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

Issigeac, renowned medieval village 15 minutes from Bergerac, Dordogne. House with 4 bedrooms and 2 shower rooms Swimming pool, grounds Beautifully renovated. All shops within walking distance.

160 m² living

4 635 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

399 000 €

Agency fees: 5 % VAT included*

Price without fees: 380 000 €

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



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• Description ref n°7783 •

Nestled in 4000 m² of parkland, this recently renovated house is beautifully maintained and presented.

It boasts 4 bedrooms, 2 bathrooms, a lovely swimming pool, and a garage.

Ideally located, it is within walking distance of all amenities.

The house comprises a single-level ground floor and in the dovecote an upstairs office.

Ground Floor

Entrance hall: 10 m², leading to a corridor of 5.5 m² and a staircase to the dovecote.

Large living room: 40 m² (9 m x 4.4 m), very light filled space, with French doors opening onto the terrace. Bar area.

Newly fitted kitchen: 20 m² (3.5 m x 5.6 m), opening onto a covered terrace.

New tiled floor in this area.

Utility room: 5 m².

Bedroom 1: 12 m², with tiled floor.

Bathroom: 7 m² with Italian shower, bathtub, washbasin, and WC. Tiled floor.

Bedroom 2: 11 m², with wooden flooring.

Bedroom 3: Parquet flooring, French doors leading to the terrace.

Shower room: Approx. 2.5 m² with Italian shower, washbasin, and WC.

Bedroom 4: 14 m² with laminate flooring.

Guest WC with wash basin

First Floor (Dovecote)

Office: 9.5 m² with views of the park.

Basement :

Garage: 46 m².

Workshops: 14 m² and 23 m².

