



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7783

• House - Issigeac •



## DETAILS

**Land surface:** 4635 m<sup>2</sup>

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

4 635 m<sup>2</sup>

- 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 m<sup>2</sup> 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 m<sup>2</sup>, leading to a corridor of 5.5 m<sup>2</sup> and a staircase to the dovecote.

Large living room: 40 m<sup>2</sup> (9 m x 4.4 m), very light filled space, with French doors opening onto the terrace. Bar area.

Newly fitted kitchen: 20 m<sup>2</sup> (3.5 m x 5.6 m), opening onto a covered terrace.

New tiled floor in this area.

Utility room: 5 m<sup>2</sup>.

Bedroom 1: 12 m<sup>2</sup>, with tiled floor.

Bathroom: 7 m<sup>2</sup> with Italian shower, bathtub, washbasin, and WC. Tiled floor.

Bedroom 2: 11 m<sup>2</sup>, with wooden flooring.

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

Shower room: Approx. 2.5 m<sup>2</sup> with Italian shower, washbasin, and WC.

Bedroom 4: 14 m<sup>2</sup> with laminate flooring.

Guest WC with wash basin

### First Floor (Dovecote)

Office: 9.5 m<sup>2</sup> with views of the park.

### Basement :

Garage: 46 m<sup>2</sup>.

Workshops: 14 m<sup>2</sup> and 23 m<sup>2</sup>.

