

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7855

• House - Issigeac •



## DETAILS

Land surface: 1925 m<sup>2</sup> Number of bedrooms: 2 Number of levels: 1 Type of heating: Wood

Drainage/sewage: Septic tank

Swimming pool: No Ground floor living: No Work needed: Second work Fireplace: Yes open hearth Built: Not specified



This house is set in a delightful small village benefiting from a small shop. Close to the medieval village of Issigeac. 2 bedrooms, large living room, adjoining stone barn

## 120 m<sup>2</sup> living

1 925 m²

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

**129 000 €** Agency fees: 7,5 % VAT included\* Price without fees: 120 000 €

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

Non-binding document

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## • Description ref n°7855 •

Charming Stone Property in Picturesque Village – Just 10 Minutes from Issigeac

Situated in the heart of a delightful village with a small local shop, this stone-built property offers character and potential, set within its own private gardens.

The ground floor features a spacious main living area with a concrete floor and pellet burner, offering ample space to install a kitchen of your choice. 11 X 7 M Additional amenities include a laundry area, electric water heater, and a room with a basin and a dry (sand) toilet.

A spiral staircase leads to a generous mezzanine level, 4 X 3.5 M a shower room, 3.5 X 2 two bedrooms—one of which includes a dressing area. 4.5 X 3 M and 6 X3.5 M

The property also benefits from a large adjoining open barn, 11 X 8 Mproviding excellent potential for further development or storage.

Please note: The property currently lacks conventional toilet facilities, and the existing septic tank will require replacement.









