

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8426

• House - Issigeac •



## **DETAILS**

Land surface: 1.5 ha

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

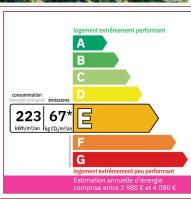
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** 1750



30 minutes south of Bergerac and a few minutes from the bastide of Issigeac, a 160 m2 stone Perigord house, four bedrooms and two bathrooms on 15,000 m2 of land with outbuildings.

160 m<sup>2</sup> living

15 000 m<sup>2</sup>

Pricaz Thibaut Agent commercial Tel: 06 15 61 55 37

https://valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

243 800 €

Agency fees: 6 % VAT included\* Price without fees: 230 000 €

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

Non-binding document



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## • Description ref n°8426 •

Single storey stone house of 160 m2 on flat land of 15,000 m2 with outbuildings.

It consists of: an entrance hall with separate toilet, a large living room with open kitchen of 60 m2, stone fireplace and double French window, four bedrooms including a master suite of 30 m2 with shower room and a second shower room with toilet.

Numerous outbuildings such as a stable, a workshop, a chicken coop and a lean-to for a total of more than 200 m2.

Outside a covered courtyard for two vehicles and landscaped grounds.











