

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 844

## • House - Issigeac •



DETAILS		Logement économe Logemen
Land surface: 2001 m <sup>2</sup>	Swimming pool: Yes	≤ 50 A 51 à 90 B
Number of bedrooms: 2	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Fuel oil	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Septic tank	<b>Built:</b> 1850	> 450 G
<b>3</b> , <b>3</b> , <b>3</b> , <b>3</b> , <b>4</b>		Logement énergivore

Converted barn in the southern Dordogne with 2 bedrooms and 140m2 habitable space ; large vaulted living room; quality finish; beautiful views and 11x5m pool.

140 m<sup>2</sup> living

2 001 m<sup>2</sup>

Non-binding document

- Issigeac -Grand Rue 24560 Issigeac Tel : 05 53 58 68 26 issigeac@valadie-immobilier.com Price 185 000 €

The agency fees are entirely at the cost of the seller

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Old barn rennovated with care and taste giving a habitable area of 140m2 with high end finishes consisting of a 60m2 vaulted living room; Americanstyle kitchen of 10m2; entrance hall 8m2; bathroom 5m2; Bedroom I with open fireplace 20m2; ensuite bathroom 12m2, Boiler room / Laundry 8m2; Upstairs mezzanine 8m2; Bedroom II 16m2; Bathroom 8m2; underfloor Oil heating in the living room and the bedrooms : Outside a hangar 40m2; wooden shed; Heated salt swimming pool 11X5m2; pretty garden with southerly aspect and views of meadows and woods. Village with shops within walking distance. Furniture included.

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