



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8514

• House - Issigeac •



## DETAILS

**Land surface:** 4754 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

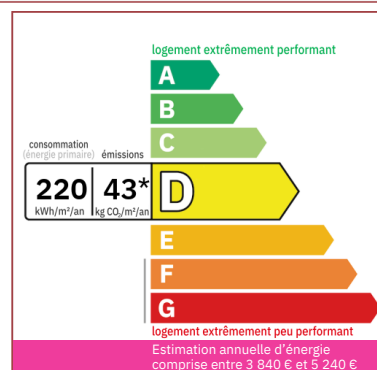
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1800



In the Issigeac/Bergerac area, a charming stone farmhouse of approximately 230 m<sup>2</sup> with two living rooms and four suites, two of which are on the ground floor, several outbuildings including a barn, on a plot of over 4700 m<sup>2</sup> with a

230 m<sup>2</sup> living

4 754 m<sup>2</sup>

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Price fees included

487 600 €

Agency fees: 6 % VAT included\*

Price without fees: 460 000 €

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





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## • Description ref n°8514 •

Stone property with house, outbuilding, and swimming pool on a 4754 m<sup>2</sup> plot.

The house, approximately 230 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall, a main room with a semi-open kitchen leading to a living/dining room and a period fireplace, two suites with bathrooms and toilets, and one with a fireplace.

The first floor, entirely attic-style, features a landing, a double living room, and two suites with bathrooms and toilets.

In the basement, there is a laundry room, a boiler room, and a cellar.

The outbuilding is an open barn of approximately 130 m<sup>2</sup> with various storage areas and a garage.

Outside, several terraces lead to a landscaped garden with a swimming pool.

The windows are single-glazed.

The heating system is gas.

