



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8667

• House - Issigeac •



## DETAILS

**Land surface:** 38380 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

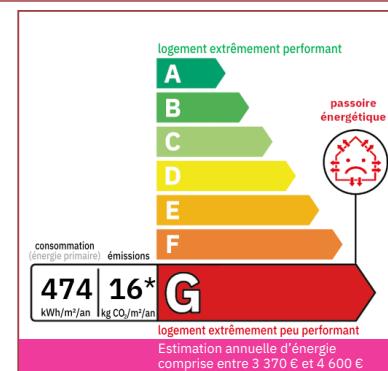
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1800



20 km south of Bergerac, single-storey stone house of 120 m<sup>2</sup>, three bedrooms, barns and lake on land of almost 4 hectares.

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

**38 380 m<sup>2</sup>**

Non-binding document

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**Price fees included**  
**160 500 €**

Agency fees: 7 % VAT included\*  
Price without fees: 150 000 €

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



## • Description ref n°8667 •

120 m<sup>2</sup> stone house, farmhouse type, with outbuildings on land of over 38,000 m<sup>2</sup>. It consists of an entrance hall of 20 m<sup>2</sup>, a dining room with open kitchen of 23 m<sup>2</sup> and fireplace, a living room of 30 m<sup>2</sup>, three bedrooms of 13 to 16 m<sup>2</sup>, a shower room and separate toilet. Upstairs, an attic whose roof needs to be revised. Outside a barn of 200 m<sup>2</sup>, a closed garage, a pigsty and a lake. Double glazing. Individual sanitation system.

