



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8667

• House - Issigeac •

OPPORTUNITY



## DETAILS

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

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

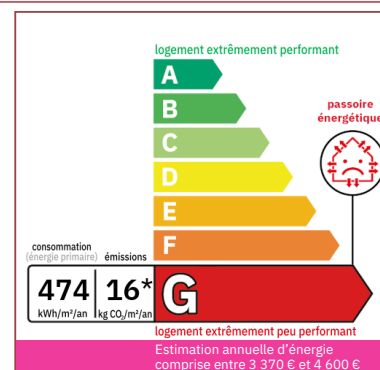
**Swimming pool:** No

**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>

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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





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## • Description ref n°8667 •

120 m2 stone house, farmhouse type, with outbuildings on land of over 38,000 m2. It consists of an entrance hall of 20 m2, a dining room with open kitchen of 23 m2 and fireplace, a living room of 30 m2, three bedrooms of 13 to 16 m2, a shower room and separate toilet. Upstairs, an attic whose roof needs to be revised. Outside a barn of 200 m2, a closed garage, a pigsty and a lake. Double glazing. Individual sanitation system.

