Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8768 • House - Issigeac •



DETAILS

Land surface: 1000 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: poêle à pellet et pompe a chaleur clim reversible

Drainage/sewage: Pit all waters

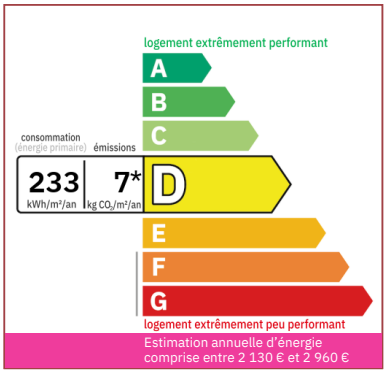
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



15 minutes from Issigeac, charming old house with renovated dovecote of approx. 126 m2, land, well, swimming pool

126 m² living

1 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

300 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 285 000 €

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

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• Description ref n°8768 •

Just 15 minutes from Issigeac and the center of Bergerac, this characterful house, completely renovated between 2019 and 2023, offers a peaceful living environment in the countryside, ready to welcome you, combining old-world charm with modern comforts.
A true haven of peace to discover without delay!
A warm and functional house with 126 m² of living space.
On the ground floor:
- Entrance hall with walk-in closet, guest toilet with washbasin
- Dining room - Open kitchen equipped with a gas hob, oven, and extractor fan
- Living room with a stone fireplace and pellet stove, opening onto a terrace and a workshop offering the possibility of connecting the house and the annex.

On the first floor:
- A landing leads to a living room with a stone fireplace
- Two bedrooms with reversible air conditioning
- Shower room and WC
On the second floor:
- A master suite with a dressing room and private shower room
Outside:
- A stone outbuilding of approximately 20 m² serving as a laundry room-workshop
- A terrace
- Two carports for parking your vehicles
- Salt-water swimming pool (3.5 m x 7 m) with a deck
- A garden shed housing the pool equipment room
- Landscaped grounds
- Fenced grounds of 1,000 m²
- Well with pump
- Double-glazed joinery
- Individual sanitation
- Property tax: €718



