



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8793

• House - Issigeac •



## DETAILS

**Land surface:** 2066 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

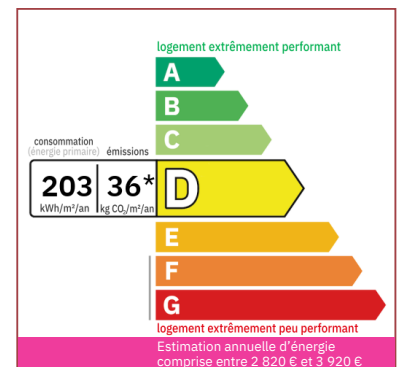
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 2000



Issigeac, charming house of approximately 135 M2 with 2/3 bedrooms and outbuildings including 3 garages on a wooded plot of more than 2000 M2.

135 m<sup>2</sup> living

2 066 m<sup>2</sup>

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*  
Price without fees: 220 000 €

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



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## • Description ref n°8793 •

House built in 2000 with outbuildings on a 2066 m<sup>2</sup> plot.

The house, approximately 135 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall, a main living/dining room with a fireplace, a fitted kitchen, a large heated veranda, a bedroom, a shower room with double vanity, and a separate toilet.

Upstairs, a landing leads to a living room and a bedroom.

The outbuildings include:

A garage with a boiler room, a detached double garage, a workshop, and a lean-to with a storage room.

Outside, a courtyard with parking and several partially covered terraces overlook a partially enclosed landscaped garden with a well.

The windows and doors are double-glazed wood and/or PVC.

The heating system is oil-fired, and there is also reversible air conditioning.

Mains drainage.

