



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8830

• House - Issigeac •



## DETAILS

**Land surface:** 2030 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

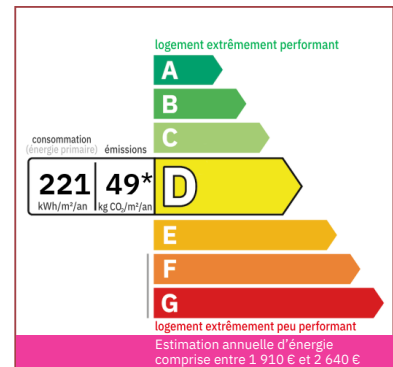
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1870



In the Issigeac area, a charming renovated house of approximately 96 sq m of living space with 2 bedrooms and a garage, set on over 2000 sq m of wooded grounds. A real gem.

96 m<sup>2</sup> living

2 030 m<sup>2</sup>

Non-binding document

Pricaz Thibaut  
Agent commercial

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 250 000 €

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



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## • Description ref n°8830 •

Renovated stone house with outbuildings, on a 2030 m<sup>2</sup> plot.

The single-story house, approximately 96 m<sup>2</sup>, comprises:

An entrance hall leading to a living/dining room with a semi-equipped open-plan kitchen and fireplace, two bedrooms, a shower room with walk-in shower and toilet, and a storage room with laundry and boiler area.

The windows are double-glazed PVC.

Gas heating system with a recently installed Viessmann boiler.

An attic.

The outbuildings include:

-A garage of approximately 36 m<sup>2</sup>.

-A lean-to with a woodshed.

Outside, a covered terrace overlooks an unfenced, wooded park.

Compliant individual septic system.

