



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8870

• House - Issigeac •



## DETAILS

**Land surface:** 1925 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

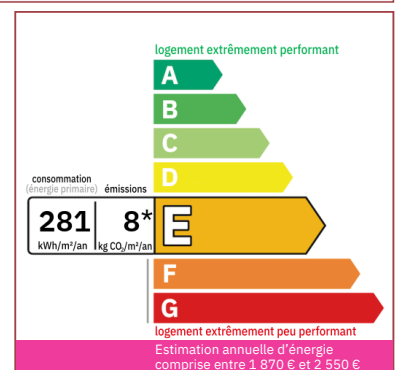
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



This house is set in a delightful small village benefiting from a small shop. Close to the medieval village of Issigeac.

2 bedrooms, large living room, adjoining stone barn

120 m<sup>2</sup> living

1 925 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°8870 •

Charming Stone Property in Picturesque Village – Just 10 Minutes from Issigeac

Situated in the heart of a delightful village with a small local shop, this stone-built property offers character and potential, set within its own private gardens.

The ground floor features a spacious main living area with a concrete floor and pellet burner, offering ample space to install a kitchen of your choice. 11 X 7 M  
Additional amenities include a laundry area, electric water heater, and a room with a basin and a dry (sand) toilet.

A spiral staircase leads to a generous mezzanine level, 4 X 3.5 M  
a shower room, 3.5 X 2  
two bedrooms—one of which includes a dressing area.  
4.5 X 3 M and 6 X 3.5 M

The property also benefits from a large adjoining open barn, 11 X 8 M providing excellent potential for further development or storage.

Please note: The property currently lacks conventional toilet facilities, and the existing septic tank will require replacement.

