Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9010 • House - Issigeac •



DETAILS

Land surface: 1100 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

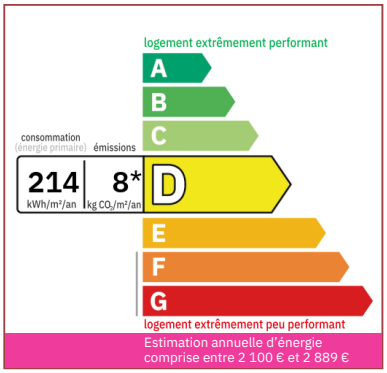
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1850



Located between the villages of Issigeac, Castillonnès, and Eymet, 20 km from Bergerac, this charming 100 sq m single-story stone village house is nestled in a peaceful, secluded setting. It features a swimming pool and a garden on 1100

100 m² living

1 100 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

233 500 €

Agency fees: 6,1 % 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°9010 •

Charming, single-story stone house situated within its own enclosed grounds.

The house is L-shaped and includes a covered terrace and outbuildings.

From the moment you enter, you'll be captivated by the exposed stone walls, wooden beams, and a closed-hearth fireplace.

The house comprises five rooms. You enter a bright 27 sq m living room with a fireplace and insert, a welcoming 18 sq m dining room, and a kitchen with built-in cupboards (which could easily be combined into one open-plan space).
The sleeping area includes an 18 sq m master bedroom with a small dressing room and an en-suite bathroom with toilet.
A hallway leads to two further bedrooms that share a shower room with toilet.

The swimming pool can be accessed from the terrace or via French doors off the dining room, which open onto a walled enclosure. Swimming pool (9m x 4.5m)

The property also includes 50m² of outbuildings, a cellar, a porch, and a large gravelled courtyard with parking for several vehicles. Detached, fully fenced, and situated in a peaceful setting, this house combines period charm, spacious outdoor areas, and significant potential for renovation. A wonderful opportunity for those who appreciate stone architecture and wish to enjoy the countryside while remaining close to amenities.









