



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9212

• House - Issigeac •



## DETAILS

**Land surface:** 1407 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

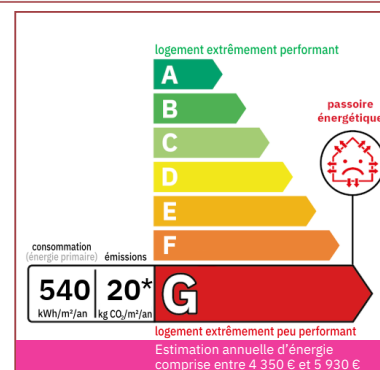
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Stone property 5 minutes from the medieval village of Issigeac  
2 bedrooms/2 bathrooms , spacious living space and terrasses

108 m<sup>2</sup> living

1 407 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

176 500 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°9212 •

The house is entered via a welcoming 6 m<sup>2</sup> entrance hall with useful built-in cupboard space.

From the entrance hall, you access the spacious 28 m<sup>2</sup> fitted kitchen, featuring attractive tiled flooring, an insert fireplace, and French doors opening directly onto a terrace —

The 36 m<sup>2</sup> sitting room is equally spacious and full of character, with a beautiful stone fireplace and French doors leading onto a second terrace.

The accommodation is arranged over different levels. The first bedroom measures approximately 12.5 m<sup>2</sup> and benefits from fitted carpeting and a private en-suite bathroom with tiled flooring.

A second bedroom is accessed from the entrance hall, with stairs leading down to a further 16 m<sup>2</sup> bedroom, also benefiting from its own en-suite bathroom.

Outside, the property offers two terraces, providing excellent opportunities for outdoor dining, relaxing and enjoying the peaceful surroundings. There is also a wooden garden shed, ideal for storing tools and equipment.

The property is currently heated by electric radiators.

A charming countryside home

With its traditional stone construction, charming living spaces, fireplaces, two terraces and proximity to the highly sought-after medieval village of Issigeac, this property would make an ideal holiday retreat or investment.

