Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9212

• House - Issigeac •

DETAILS

Land surface: 1407 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

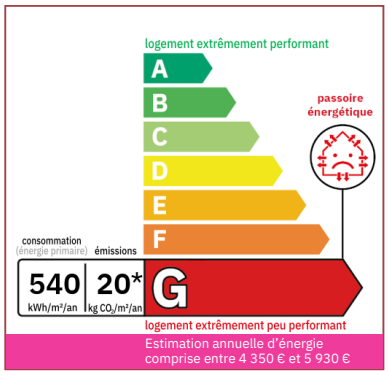
Swimming pool: No

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 m² living

1 407 m²

Non-binding document

- 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

• Description ref n°9212 •

The house is entered via a welcoming 6 m² entrance hall with useful built-in cupboard space.

From the entrance hall, you access the spacious 28 m² fitted kitchen, featuring attractive tiled flooring, an insert fireplace, and French doors opening directly onto a terrace —

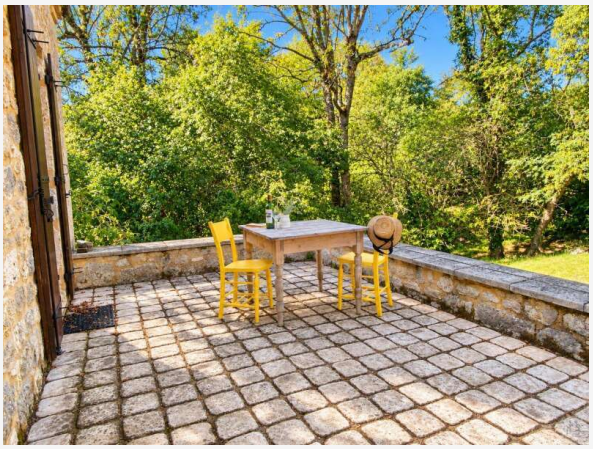
The 36 m² sitting room is equally spacious and full of character, with a beautiful stone fireplace and French doors leading onto a second terrace.

The accommodation is arranged over different levels. The first bedroom measures approximately 12.5 m² 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 m² 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 inv