



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4108

• House - Issigeac •



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** clim réversible

**Drainage/sewage:** Septic tank

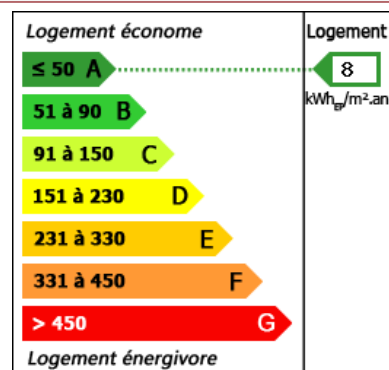
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2009



Between ISSIGEAC and CASTILLONNES , House atypical 10-year-old , 138 m<sup>2</sup> livable , very well-kept decoration, views of the countryside, charm and tranquillity on 2500 m<sup>2</sup> of land

138 m<sup>2</sup> living

2 500 m<sup>2</sup>

Christine Martin  
Agent commercial

Tel : 06 84 71 45 28

<https://www.valadie-immobilier.com>  
[christine.m@valadie-immobilier.com](mailto:christine.m@valadie-immobilier.com)

Price fees included

254 400 €

Agency fees: 6 % VAT included\*  
Price without fees: 240 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4108 •

The home opens its doors onto a lounge/living room and a kitchen area equipped kitchen , 64 m2

A small TV room of 16 m2

1 bedroom of 13 m2 with dressing room

2 bedrooms of 11 m2

1 bathroom with shower " Italian style "

1 Room of 23 m2 with cupboards, possibility to build another bathroom

A terrace of 65 m2, partly covered with view on the swimming pool and the countryside

A garden shed/the local swimming pool

A carport

Swimming pool of 11m X 5 m filtration chlorine , 5 years of age

Peaceful location, 5 min from the Bastide of Issigeac.

School Bus near

20 minutes from Bergerac and its airport

