



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6974

• House - Issigeac •

OPPORTUNITY



## DETAILS

**Land surface:** 6928 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

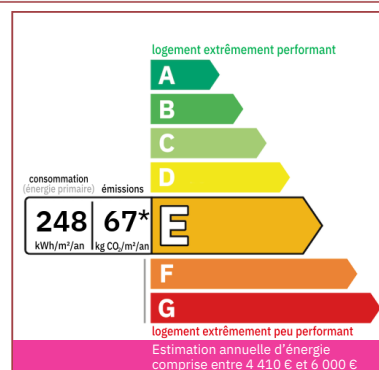
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Périgourdine character with its dovecote, 5 bedrooms, above ground swimming pool, well, wooded grounds.

200 m<sup>2</sup> living

6 928 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

410 000 €

Agency fees: 4,9 % VAT included\*

Price without fees: 391 000 €

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





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## • Description ref n°6974 •

A property of charm and character not far from the medieval village of Issigeac, 15 min from Bergerac and its airport.

It includes a Périgord-style dwelling house and adjoining a dovecote which offers the possibility of an outbuilding.

The main house consists of: an entrance to living room with large open fireplace, terracotta tiled floor, cathedral ceiling, a large independent fitted kitchen, open fireplace with access to the terrace. Upstairs: 3 bedrooms with shower room and wc.

Adjoining and communicating a corridor leads to a veranda with lounge area, a ground floor bedroom with bathroom, a living room with fitted kitchen, upstairs a bedroom with shower room.

The house has a beautiful terrace with a view of the park planted with hundred-year-old trees.

3 Cellars

An above ground swimming pool

Land with well

