



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7482

• House - Issigeac •



## DETAILS

**Land surface:** 24 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

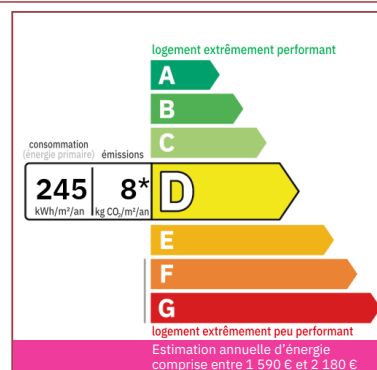
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1850



15 km south of Bergerac, Périgourdine stone farmhouse of 150 m<sup>2</sup>, three bedrooms and two bathrooms. A barn of 88 m<sup>2</sup> adjoining the house on almost 24 hectares of free land in one piece.

150 m<sup>2</sup> living

240 000 m<sup>2</sup>

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Price fees included

371 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 350 000 €

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





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## • Description ref n°7482 •

Stone property of 150 m<sup>2</sup> habitable with adjoining barn of 88 m<sup>2</sup> on flat agricultural land of approximately 24 hectares in one piece, partly fenced.

The house is composed of;

On the ground floor: a kitchen of 25 m<sup>2</sup>, a living room of 50 m<sup>2</sup>, a loggia of 20 m<sup>2</sup>, two bedrooms of 10 and 12 m<sup>2</sup>, a shower room, a laundry room and separate toilets.

Upstairs; a master suite with sloping ceilings of 40 m<sup>2</sup> with bedroom, shower room, dressing room and toilets.

A well

Double glazing

Individual sanitation system

The roof is in good condition

