



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7722

• House - Issigeac •



## DETAILS

**Land surface:** 1500 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

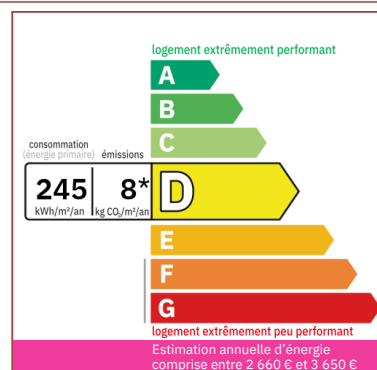
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



15 km south of Bergerac, in a charming hamlet, stone complex of 270 m<sup>2</sup> habitable, tastefully renovated, dovecote, barns and land of more than 2300 m<sup>2</sup>... Real favorite!

270 m<sup>2</sup> living

1 500 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

424 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 400 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7722 •

Renovated stone property in a village with two houses, a gîte and outbuildings on 2374 m<sup>2</sup> of land.

The main house of 200 m<sup>2</sup> is composed on the ground floor; of an entrance hall with open fitted kitchen, a main living room / dining room with closed insert and access to a terrace, an office, a bathroom, a dressing room, a storeroom, a storage room that can be transformed into a bedroom and separate toilet.

Upstairs, a hall and two bedrooms. Continuing on, a gîte with a main living room / dining room open kitchen and closed insert, private access to the outside with terrace, a bedroom, a bathroom and separate toilet.

The secondary house of 70 m<sup>2</sup> currently rented 500 euros / month is composed of a kitchen, living room / dining room, two bedrooms and a bathroom with separate toilet. A garage.

Level outbuildings ... a dovecote and two barns.

The landscaped garden accessible by the terraces houses a well and a parking lot.

The frames are in PVC double glazing

The roofs are in good condition according to the owner

The sanitation is functional but not compliant

The heating system is electric and wood.

