



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8168

• House - Issigeac •



## DETAILS

**Land surface:** 2860 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

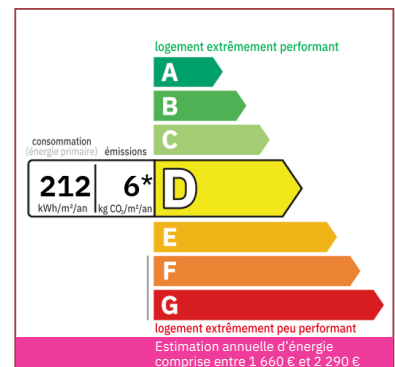
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



Issigeac area, on the edge of a charming little hamlet, 120 m<sup>2</sup> house with two dwellings, three bedrooms, two bathrooms, outbuildings and swimming pool on a plot of 2860 m<sup>2</sup>.

120 m<sup>2</sup> living

2 860 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

233 200 €

Agency fees: 6 % VAT included\*  
Price without fees: 220 000 €

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



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## • Description ref n°8168 •

Stone house of 120 m<sup>2</sup> divided into two dwellings and outbuildings on a plot of 2860 m<sup>2</sup>.

The main house comprises:

On the ground floor, a main living/dining room with a wood-burning stove, a kitchen, a shower room, and a separate toilet.

Upstairs, a landing leads to two bedrooms.

The second dwelling, on one level, consists of a main room with a kitchen opening onto a living/dining room, a bedroom, a bathroom, and a toilet.

The outbuildings consist of a converted barn with three rooms, a cellar, a lean-to, and a shed on the grounds.

Outside, a terrace and a courtyard provide access to a landscaped garden with a 7m x 3m swimming pool.

The windows are double-glazed, made of wood and PVC.

The sanitation system is individual, with a functional septic tank. The heating system is electric by heat pump.

