



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8514

• House - Issigeac •



DETAILS

Land surface: 4754 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

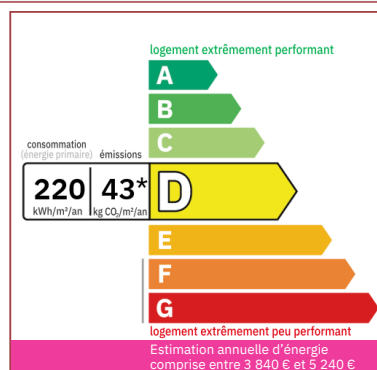
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1800



In the Issigeac/Bergerac area, a charming stone farmhouse of approximately 230 m² with two living rooms and four suites, two of which are on the ground floor, several outbuildings including a barn, on a plot of over 4700 m² with a

230 m² living

4 754 m²

Pricaz Thibaut
Agent commercial

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Price fees included

487 600 €

Agency fees: 6 % VAT included*
Price without fees: 460 000 €

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



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• Description ref n°8514 •

Stone property with house, outbuilding, and swimming pool on a 4754 m² plot.

The house, approximately 230 m², comprises:

On the ground floor, an entrance hall, a main room with a semi-open kitchen leading to a living/dining room and a period fireplace, two suites with bathrooms and toilets, and one with a fireplace.

The first floor, entirely attic-style, features a landing, a double living room, and two suites with bathrooms and toilets.

In the basement, there is a laundry room, a boiler room, and a cellar.

The outbuilding is an open barn of approximately 130 m² with various storage areas and a garage.

Outside, several terraces lead to a landscaped garden with a swimming pool.

The windows are single-glazed.

The heating system is gas.

