



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3998

• House - Issigeac •



## DETAILS

**Land surface:** 225 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** fuel et électrique

**Drainage/sewage:** Everything in the sewer

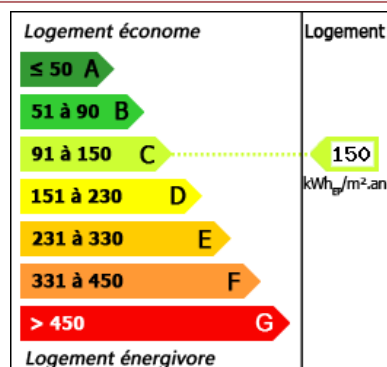
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming stone house with independent studio, garden, terrace and garage.  
Fabulous lock-up and go  
All shops and restaurants in walking distance

98 m<sup>2</sup> living

225 m<sup>2</sup>

Grosbois Pricilia  
Agent commercial

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Price fees included

199 000 €

Agency fees: 5,9 % VAT included\*  
Price without fees: 188 000 €

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





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## • Description ref n°3998 •

Lots of charm for this fully restored property with no work required, located in the heart of a beautiful medieval village just south of Bergerac

The main house comprises on the ground floor on an entrance by French doors from the terrace.

Superb kitchen 15,90 m<sup>2</sup> (4,21 m x 3,77 m) with exposed beams and tiled floors, wood-burning stove.

Door - access to the garage /workshop of 31m<sup>2</sup> which also has access t from the street

Wooden staircase leading to the half - level and living - dining room of 27,55m<sup>2</sup> (6,93 m x 3,97 m) - parquet floor.

French doors opening out onto covered terrace and garden.

Storage cupboards . Separate WC 1.42 m<sup>2</sup> basin.

French doors from living room opening out into the office space or small bedroom n°1 of 9m<sup>2</sup> approx

Wooden staircase leading to the first floor and landing and a bedroom of 11m<sup>2</sup> approx with Wardrobe and stroage space. Ensuite Shower room - 3.54 m<sup>2</sup> with shower, washbasin , towel dryer and WC.

Double glazing through out the house

Opposite the house the studio /gîte

-Studio /Gîte of 22m<sup>2</sup> -

Entrance by french doors and kitchenette with living area / sleeping area of 16m<sup>2</sup>.

Shower room - 5,50m<sup>2</sup> with shower, wash basin and Wc and space for a washing machine

Very pretty garden and terraces of approx 100m<sup>2</sup>

There is also a separate garden in the village of 215m<sup>2</sup>

Easy reach to all restaurants, markets and shops and only 15mins from Bergerac

