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## House for sale near Issigeac in the Dordogne

Issigeac , Dordogne , Nouvelle Aquitaine



**€318,000**

inc. of agency fees

4 Beds 3 Baths 95.59 sqm 0.16 ha

Only 18mns driving distance from Bergerac airport and 5mns from issigeac, in a small typical and quiet hamlet, lovely authentic stone...

### At a Glance

**Reference** MFH-AES11735-VI

**Near to** Issigeac

**Price** €318,000

**Bed** 4

**Bath** 3

**Hab.Space** 95.59 sqm

**Land** 0.16 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

Only 18mins driving distance from Bergerac airport and 5mins from issigeac, in a small typical and quiet hamlet, lovely authentic stone property composed of a main house offering a lounge with open fireplace, 2 bedrooms, shower-room with toilet and an open plan fitted kitchen. Adjoining bedroom with ensuite shower-room / toilet and sauna. Separate bedroom with ensuite shower-room / toilet. Equiped with fiber optic, double glazing and reversible air conditionning, it works perfectly as a main or second residence. ideal for BnB business too. The land of 1605m2 includes parking area, 9 x 4m swimming-pool (recently fit in liner), a well and an old bread oven and benefits from unrestricted viewsover the surrounding countryside. A must see !

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€318,000

Key Information

Internal Area:	95.59 sqm
Land Area:	0.16 ha
Property Features:	
• Double Glazing	
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



## Gallery











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**S. and L. BROWN**



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