# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6191 • House - Issigeac •




## DETAILS

**Land surface:** 30 m²

**Number of bedrooms:** 3

**Number of levels:** 3

**Type of heating:** Electrique et bois

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

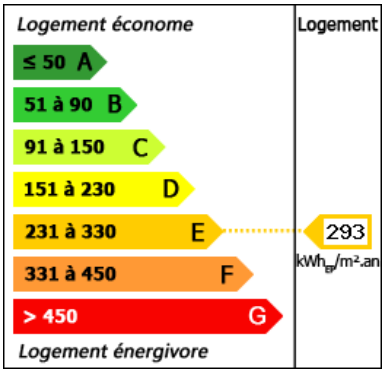
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1700




Located in the heart of the medieval village of Issigeac, beautiful 16th century property, tastefully renovated, benefiting from two bedrooms, superb studio apartment on the upper floor and courtyard garden. Gorgeous !

**156 m² living**

**30 m²**

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

**399 999 €**

Agency fees: 4,7 % VAT included*
Price without fees: 381 999 €

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

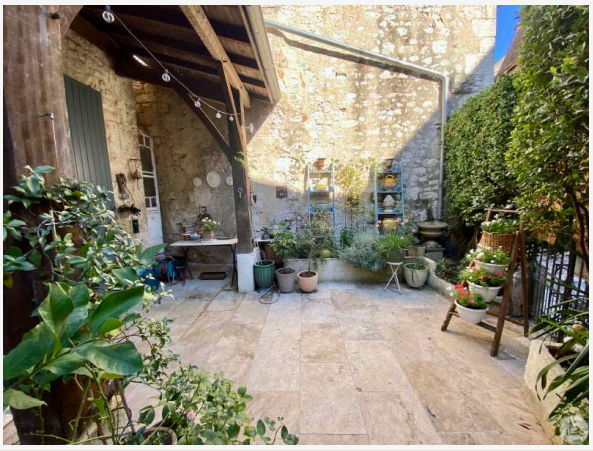
# Agence Immobilière Valadié

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## • Description ref n°6191 •









Close to amenities, restaurants and cafes – 15 minutes from Bergerac

Arranged on three levels and perfectly restored, this gorgeous historical and elegant stone house benefits from double glazed windows and electric radiateurs throughout the property with travertine floor tiles on the ground floor.

The accommodation comprises of:
-Ground floor-

Welcoming entrance hall of 6.86m2 with decorative fireplace and guest WC with wash hand basin.
Beautiful original elm and oak staircase leading to the upper floors

Fully fitted and equipped kitchen of 16m2 with wooden breakfast bar
leading to

Spacious light filled sitting room of 31 m2 - double aspect glazed doors, feature fireplace and 'Jøtul' wood stove -
The glazed doors lead into the enclosed sunny courtyard with covered dining terrace.

Wine cellar and storage housed under sitting room.

-First floor-

From the hall stairs, leading onto the large landing of 11m2

Bedroom n°1 – 11.40m2, parquet floor and built-in cupboard, ensuite shower room, shower, basin and WC.

Bedroom n°2 - 19.35m2 wooden built-in cupboard, original moldings on the ceilings – ensuite bathroom – 6.25m2 with bath, shower, basin and WC
Views over the village

Staircase leading to the upper floor and a superb lumineuse suite of more than 51m2 with exposed beams - comprising of a living area, kitchenette/dining and bedroom area with ensuite shower room – 5.5m2 – shower, washbasin and WC –
This space is perfect for guests and also offers