



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6228

• House - Issigeac •



DETAILS

Land surface: 697 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Fuel et Bois

Drainage/sewage: Everything in the sewer

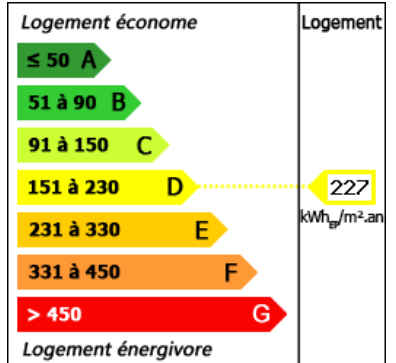
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Located in the heart of the medieval city of Issigeac.

Beautiful village house with garden offering 4 bedrooms, roof terrace, garage.

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

300 m² living

697 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

577 000 €

Agency fees: 4,9 % VAT included*

Price without fees: 550 000 €

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



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• Description ref n°6228 •

---- Only with Valadié Immobilier, Exclusive sole agency contrat ----

A unique opportunity to acquire this beautiful charming stone house located in the heart of Issigeac, 4 bedrooms, roof terrace, garage and garden !

This historic house is located in one of the prettiest and quietest streets of Issigeac, all shops in walking distance.

The house offers 4 bedrooms and 3 bathrooms and is composed on the ground floor of a large entrance area of 13.60m² with natural travertine stone floor flowing through the house to the other entrance which opens up into the garden.

Door to the living room

Dining room (3.7 x 7m) - 24m².

Library area with bespoke shelving – 13.61m²

Beautiful wooden staircase dating back possibly from the origins of the house.

Ceiling 'light well' which lightens up the library and entrance area.

Corridor-5 m² with tiled floor and access to the garage of 32m² (9.81m X 3.32m) .

Access to the garage by 2 doors leading from the garden and also by a larger door for a car to the street.

Gate next to the garage leading from the street to a further parking area adjacent to the garage.

The property can also be accessed through a gated entrance and driveway to the rear of the property with extra parking space here aswell if needed.

Boiler room/Laundry room of 7. m² with tiled floor. 'De Dietrich', oil boiler.

Guest toilet with washbasin – 2.33m²

Gorgeous fully equipped kitchen with bespoke custom- made wood units, crafted by artisans.

The kitchen offers high-range elements and appliances such as the double butler sink, a wonderful central island.

A 'Falcon' Aga style cooking range, American style large fridge, travertine floor tiles, exposed stone walls and beautiful beamed ' French' ceiling.

Door opening from the kitchen onto the garden and terraces to the rear of the property.

