



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6228

• House - Issigeac •



## DETAILS

**Land surface:** 697 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Fuel et Bois

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

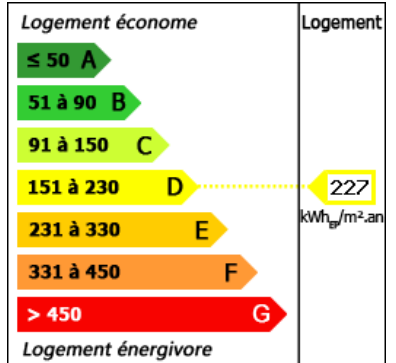
**Swimming pool:** No

**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 m<sup>2</sup> living

697 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

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 13.60m<sup>2</sup> 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) - 24m<sup>2</sup>.

Library area with bespoke shelving – 13.61m<sup>2</sup>

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 m<sup>2</sup> with tiled floor and access to the garage of 32m<sup>2</sup> (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. m<sup>2</sup> with tiled floor. 'De Dietrich', oil boiler.

Guest toilet with washbasin – 2.33m<sup>2</sup>

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.

