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

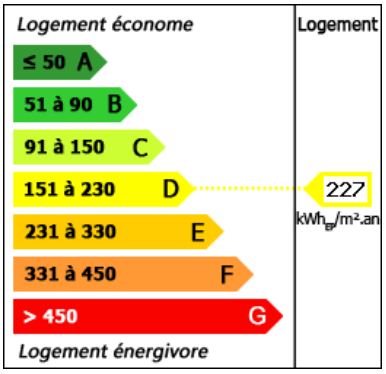
Swimming pool: No

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

Non-binding document

- 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 13.60m2 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 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.





