



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6358

• House - Issigeac •



## DETAILS

**Land surface:** 40 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Bois, fuel et gaz

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Charming stone house 250 m<sup>2</sup> with courtyard of 40 m<sup>2</sup> and apartment.

Super location in the heart of the medieval city of Issigeac 15 km from Bergerac - (airport) All shops and services within walking distance.

266 m<sup>2</sup> living

40 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

365 000 €

Agency fees: 4,3 % VAT included\*

Price without fees: 350 000 €

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





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## • Description ref n°6358 •

Beautiful stone village house set two levels with independent apartment on the ground floor and courtyard, located in the heart of a medieval town

The property offers on the ground floor of an apartment of 90 m<sup>2</sup>:

--- Appartement---

Large living room of 40m<sup>2</sup> fitted kitchen, 9 m<sup>2</sup> a bedroom 19 m<sup>2</sup>, tiled floor, with French windows opening onto the courtyard, Corridor of 6.50 m<sup>2</sup> with separate WC,

Shower room – 7 m<sup>2</sup> with Italian shower, sink and towel dryer. Laundry/boiler room - 9.50 m<sup>2</sup> oil-fired boiler. - travertine floor tiles and exposed stones.

---MAIN HOUSE---it is accessed by an external stone staircase, entrance under the porch.

On the 1st floor of the house

Entrance of 5 m<sup>2</sup> - terracotta tiled floor.

Corridor of 5 m<sup>2</sup> with brick wall and half-timbering

Bedroom of 12 m<sup>2</sup> - chestnut parquet floor.

Living room and dining room of 37m<sup>2</sup> with stone fireplace equipped with an insert - parquet floor, stones and exposed beams

Equipped kitchen of 17 m<sup>2</sup> – terracotta floor and with pantry / laundry room of 9m<sup>2</sup>

9 m<sup>2</sup> bathroom with bath, shower and double sinks

An oak staircase serves the 2nd floor -

A beautiful living area or master bedroom of around 40m<sup>2</sup> with exposed beams and stonework - chestnut wood flooring. -

Bedroom of 20 m<sup>2</sup> with its dressing room of 13 m<sup>2</sup>.

Shower room of 5.5m<sup>2</sup> with shower, WC and sink

Oil fired central heating for the main house

Outside: a courtyard of approximately 40 m<sup>2</sup>.

Double glazing and gas heating for the apartment and fuel heating for the floor

Super location for this pretty village house, in the heart of a lively village with its festivities and markets

All shops within walking distance

