



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6607

• House - Issigeac •



## DETAILS

**Land surface:** 70 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** Electric

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

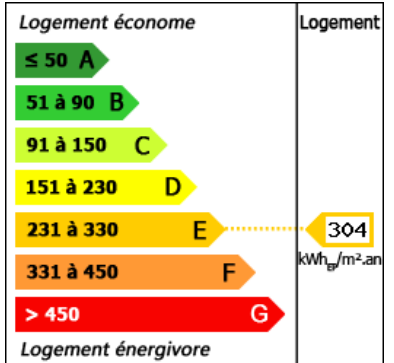
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Located in the heart of the medieval town of Issigeac. Magnificent village house with swimming pool and small guest house, terraces and courtyard. Lots of character - restaurants and shops within walking distance. Bergerac 15mins

200 m<sup>2</sup> living

70 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

299 980 €

Agency fees: 6 % VAT included\*

Price without fees: 283 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°6607 •

Located in the heart of the medieval town of Issigeac,  
Magnificent 3 bedroom village house with swimming  
pool and small guest house, terraces and courtyard  
Lots of character for this secret hideaway – restaurants  
and shops on foot with Bergerac 15mins away – 4  
bedrooms and 4 bathrooms

Spread over 4 levels, this pretty stone property the  
property offers

On the lower ground floor :

Fitted kitchen of 26m<sup>2</sup> with dining area, French windows  
leading to the courtyard

Staircase goes up to the ground floor

Bedroom n°1 - 10m<sup>2</sup> with shower room, shower, WC  
and washbasin

French windows opening to the courtyard

Tiled floors, Stones and exposed beams

Cellar

Ground floor level

Entrance

Living room – Dining room of 38m<sup>2</sup> with stone and  
exposed beams, wooden floor

Staircase access to the 1st floor and to the garden level

Door opening onto the wooden terrace and the  
swimming pool

1 floor / upper ground floor

Living room of 19m<sup>2</sup> with stone fireplace, wooden floor  
and staircase leading to the 2nd floor

Bedroom n° 2 of 14m<sup>2</sup> with bathroom – shower, WC  
and washbasin, access by glass doors from the living  
room overlooking the courtyard, wooden floor

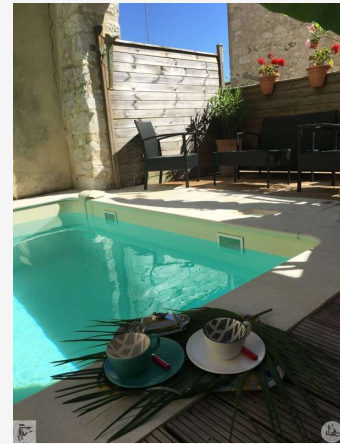
2nd floor Bedroom n° 3 of 15m<sup>2</sup> with sloping ceilings  
with shower room – 12m<sup>2</sup> – shower, Wc and washbasin

Small guest house – (30m<sup>2</sup>) Access by the wooden  
terrace

Ground floor

Living space – 15m<sup>2</sup> with kitchen, laundry area and WC

Staircase then 1 floor and Bedroom n° 4. – 15m<sup>2</sup> with  
shower room and washbasin



Outside