



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6820

• House - Issigeac •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 2

**Type of heating:** Electric

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

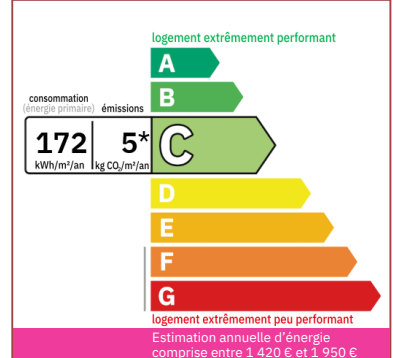
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1300



Magnificent village house dating from the 13th century, located in the heart of a dynamic and sought-after medieval village 15 mins from Bergerac. The house offers a loft on the first floor and a shop on the ground floor

140 m<sup>2</sup> living

No field

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

208 000 €

Agency fees: 6,7 % VAT included\*

Price without fees: 195 000 €

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



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## • Description ref n°6820 •

Delicious 'lock up and go' In the one of the most beautiful villages of the Dordogne  
Set in the heart of the lively historical village of Issigeac, Dordogne

Benefiting from a recent and carefully restored by professionals.

Open planned 1st floor loft appartement and potential ground floor commercial space

2 independent accommodation spaces can be created

This beautiful stone house consists of stone ground floor of

- An entrance hall, with an ornamental fireplace, exposed beams and stones, travertine stone floor. access to a potential commercial area. Stairs leading up to the loft.

- Shower room with Italian shower, toilet and sink - Travertine tiled floor

- Potential boutique space or further accommodation of approx. 40m<sup>2</sup> with second access leading on to the street.

Independent access leaves the option of renting the shop, if desired or future separate accommodation or your own commercial space.

Exposed stones and beams, original parquet floor.

-Loft-

From the entrance hall, wooden staircase leading to the first floor and the beautiful open planned loft of 70 m<sup>2</sup>,

Brand new bespoke kitchen with appliances, living-dining room with decorative fireplaces, exposed stones and beams and original wooden floor.

- Bedroom area, tucked away behind the exposed beams!

-Large bathroom with Italian shower, toilet, basin, cupboards. Travertine tiled floor

- Huge potential for seasonal rental.

- 2nd wooden staircase leading to the attic and a potential space to convert with beautiful framework and exposed beams.

- Double glazing and heating by new radiant electric radiators

- Ideal 'pied a terre - lock up and go 'e Commercial

