



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6964

• House - Issigeac •



## DETAILS

**Land surface:** 245 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** Fuel oil

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

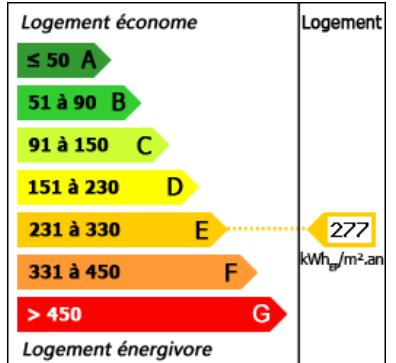
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1200



Charming exquisite stone property steeped in history set in the heart of the medieval village of Issigeac benefits from a garden and an enclosed walled courtyard, 4 bedrooms, large reception room with fireplace. Garage

280 m<sup>2</sup> living

245 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

620 000 €

Agency fees: 4,2 % VAT included\*

Price without fees: 595 000 €

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



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## • Description ref n°6964 •

Issigeac, founded in the 7th century and situated in the Dordogne, bordering the Lot-et-Garonne, is a medieval town that stands out from the neighbouring bastides.

Situated in the heart of the medieval 'cité' of Issigeac, this remarkable stone property, set close to amenities, restaurants, cafes, shops

Access from the cobble alleyway by a door to the private enclosed courtyard

Stone steps leading up to a little covered terrasse with magnificent views over the roof tops the church and chateau..

Main door into the entrance hall benefiting from parquet flooring of 13 m<sup>2</sup>

From the entrance hall access into the magnificent drawing room with stone fireplace, high ceilings, beams; mullioned windows. 54 m<sup>2</sup> with staircase leading down to the lower level painting studio/ reception

A further reception room/bedroom 29m<sup>2</sup> with wooden flooring views over the garden.

Dining area with kitchen and fireplace, views over the courtyard and garden.

On this same level there is a bathroom with bath, double vanity unit and separate WC.

Staircase leads to further accommodation

Large area of 44 M<sup>2</sup> that leads to the bedrooms on this level.

WC with handbasin.

Bedroom with mansard roof 26 m<sup>2</sup>

Bureau/single bedroom 10 m<sup>2</sup>

Bedroom with mansard roof 53 m<sup>2</sup>

Access to attic area of 44 m<sup>2</sup> with possibilities of conversion

From the entrance of the courtyard there is access to a large utility room of 54 m<sup>2</sup> with WC and basin

Access to the painting studio/reception room ( ideal for exhibitions or entertaining)

Large stone room with a well and oil tank.



Many independent restaurants, cafés and shops are within walking distance of the property, as is the famous