



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7144

• House - Issigeac •



## DETAILS

**Land surface:** 1635 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

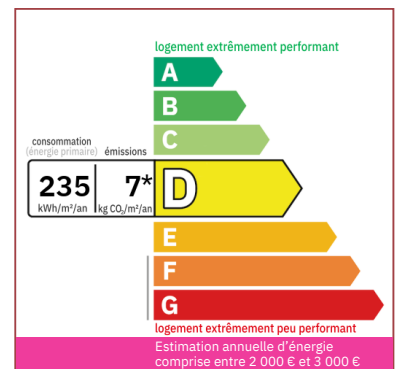
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Charming character property with further potential to create a guest house. Mature gardens. 4 bedrooms, 3 bathrooms. Mature gardens. A few minutes drive from Issigeac - Bergerac - 20 minutes

200 m<sup>2</sup> living

1 635 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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



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## • Description ref n°7144 •

This house is set in a delightful small village benefiting from a small shop.

Close to the medieval village of Issigeac.

Charming Stone Property with Character and further potential to create a guest house. Mature gardens.

The property benefits from 4 bedrooms, 3 bathrooms. Mature gardens.

This beautifully sympathetically restored stone property offers a blend of character and practicality.

### -Ground floor-

The entrance hall leads into a spacious living area with a fitted kitchen, complemented by a wood burning stove that adds warmth and charm.

A utility room leading from the kitchen.

The living space flows into an additional reception area, ideal for a variety of uses.

A separate room without window, provides the perfect setting for a music studio, home office, or creative workspace. A guest WC completes the ground floor.

### -1st floor -

Upstairs, the landing leads to a well-proportioned bedroom with views over the rear of the property.

Separate shower room. Beyond this, a cozy TV/snug area connects to the remaining bedrooms.

The master suite boasts a spacious dressing room and a private bathroom.

A guest bedroom with an en-suite shower room offers privacy, while an additional bedroom provides further accommodation.

### Outdoor Features & Additional Space :

The exterior includes a workshop and a separate dwelling ready for renovation, roof in good condition.

A small stone outbuilding, originally a pigsty, and a brick/parpaing structure offer additional possibilities, such as a pool house.

The mature garden, to the front and rear of the

