



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7897

• Building - Issigeac •



DETAILS

Land surface: 0 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Not specified

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open 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

Located in the heart of the medieval town of Issigeac, this characterful building offers a great investment opportunity for a business/boutique - hotel, restaurant or large house.

279 m² living

No field

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

212 000 €

Agency fees: 6 % VAT included*

Price without fees: 200 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7897 •

Building with former commercial premises and shop - strategic location in the renowned village of Issigeac, 15 minutes from Bergerac-Dordogne

It comprises:

A commercial space on the ground floor, with a surface area of approximately 120 m² (1280 sq ft) with a separate shop, integrated with direct access from the street, suitable for a business, boutique/restaurant, or office...

41 m² (448 sq ft) garage, ideal for a professional or craft business

Beautiful window overlooking a square. High visibility - Renovation required.

-The apartment

On the first floor: a large apartment with a 45 m² (478 sq ft) kitchen-living room, bedroom 1 of 17.8 m² (178 sq ft), bedroom 2 of 13.6 m² (136 sq ft), bedroom 3 of 13.4 m² (136 sq ft)

Large room to convert (51 m²)

On the second floor: attic space

Sought-after location, high rental potential, renovation required, close to transport, schools, and shops.

