Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7907 • House - Issigeac •



DETAILS

Land surface: 0 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

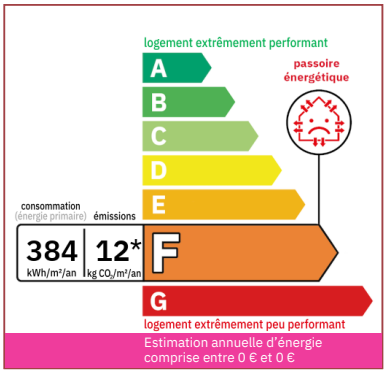
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Superb historic house, perfectly renovated.
Offering 2 bedrooms,2 bathrooms, located in the heart of the medieval town of Issigeac. Sold fully equipped and partially furnished

91 m² living

No field

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

227 000 €

Agency fees: 5,6 % VAT included*
Price without fees: 215 000 €

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

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• Description ref n°7907 •

Charming house in the heart of Issigeac with 91m² of living space
Located in the center of the village, this magnificent stone and half-timbered house has been tastefully and elegantly renovated.

On the ground floor, it offers:
A cozy living room with an open stone fireplace, 21m² exposed stone walls and beams
A newly built kitchen, 22.49m², fully equipped with a dishwasher, tumble dryer, washing machine, oven, and induction hob and extractor hood. 22.49m²
A guest toilet - 1.5 to 2

A custom-made staircase leads to the upper floor, where you will discover:

An elegant landing leading to the sleeping areas - 2.41m²
A hower room with basin - 4.14m²
A separate toilet

A bright light filled bedroom showcasing exposed stone and beams - 14m²

The upper floor also houses a superb master suite (24.21m²), carefully decorated, boasting a high ceiling, custom-made closets, and an open bathroom equipped with a freestanding bathtub and a contemporary sink.

Custom-made wooden double-glazing windows and doors.

Ideally located, all amenities are within walking distance: boutiques, restaurants, and the famous Sunday morning market are just steps away.

Less than 15 minutes from Bergerac, with its train station and international airport, the house is also at the gateway to the Bergerac vineyards and close to the major tourist attractions of the Dordogne: bastide towns, châteaux, listed villages, and rivers.

--The house is sold fully furnished and equipped, ready to move into or rent out immediately.

A true gem combining history, comfort, and an exceptional location.







