Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8610 • House - Issigeac •



DETAILS

Land surface: 30 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Bois , électrique, Clim; reversible

Drainage/sewage: Everything in the sewer

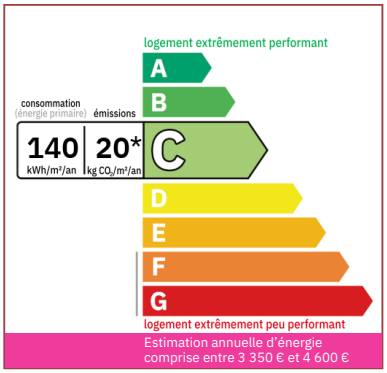
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Charming renovated stone house, 4 bedrooms, 2 bathrooms, courtyard
Located in a charming village a few kilometres from Issigeac

282 m² living

30 m²

Non-binding document

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

Price fees included

312 000 €

Agency fees: 5,8 % VAT included*
Price without fees: 295 000 €

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

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• Description ref n°8610 •

Situated in the heart of a peaceful and charming village, just a short distance from the highly sought-after medieval villages of Issigeac and the fortified town of Villeréal, this beautiful stone house captivates with its authenticity, spacious rooms and modern amenities, all set in a particularly pleasant environment in the Dordogne.

The house is in very good overall condition and has a C energy rating. It is fully fitted with double glazing, ensuring both thermal comfort and peace of mind in everyday life.

The ground floor offers spacious and functional living areas, comprising a large living room and dining room, a kitchen, a utility room, a toilet, a storage area and a good-sized integrated garage. The former orangery and bar, which were once part of the village restaurant, are particularly noteworthy features. Today, this space has been tastefully refurbished to create a welcoming and elegant setting, perfect for entertaining guests, hosting family meals or simply enjoying a relaxing space.

At the rear of this former restaurant area is a large adjoining room, once used as a professional kitchen, followed by a workshop. This space offers numerous possibilities for creative activities, a workspace or additional storage.

Upstairs, the house has four bedrooms. One bedroom benefits from own en-suite bathroom, whilst the others share a family bathroom. Two additional toilets and a dressing room complete this floor. One of the bedrooms opens onto a lovely balcony, ideal for enjoying the peace and atmosphere of the village.

Heating is provided by a central oil-fired system on the ground floor, whilst the first floor is fitted with electric radiators and air conditioning, ensuring optimal comfort all year round.

Located less than 20 minutes from Bergerac Airport, this characterful stone house offers a rare balance of traditional charm, generous living spaces and modern amenities. A must-see!





