



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8701

• House - Issigeac •



## DETAILS

Land surface: 40 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: SPLIT CLIMATISATION REVERSIBLE

Drainage/sewage: Everything in the sewer

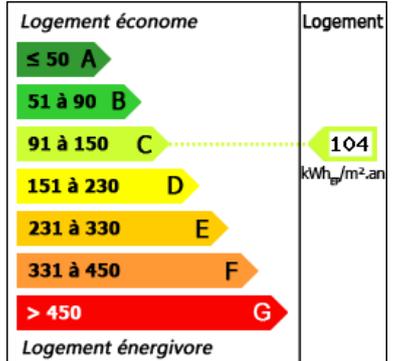
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Located in the heart of the medieval town of Issigeac,  
Stone property with courtyard,

160 m<sup>2</sup> living

40 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

299 980 €

Agency fees: 6 % VAT included\*

Price without fees: 283 000 €

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



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## • Description ref n°8701 •

Issigeac, Dordogne – Fully Renovated | Private Courtyard boasting a Wellness Area

Located in the heart of the highly sought-after medieval village of Issigeac, this beautifully renovated character home (2019) offers the perfect balance between historic charm and modern comfort.

Just 20 minutes from Bergerac International Airport . This is an ideal lock-up-and-leave home, full-time residence, or income-generating rental property.

### Key Features

150 m<sup>2</sup> (1,615 sq ft) of living space

70 m<sup>2</sup> of additional spaces (hammam, spa, garage, cellar, terrace)

75 m<sup>2</sup> private landscaped courtyard

Energy rating: B (excellent efficiency)

Heat pump system with full heating & air conditioning throughout

Private well for garden use

Annual property tax: €702

Shops, restaurants, cafés and weekly markets are all within walking distance.

### Layout Overview

#### Ground Floor

A bright 37.5 m<sup>2</sup> open-plan living and dining area with wood-burning stove and fully equipped kitchen — perfect for entertaining or relaxed family living.

A major asset: a 23 m<sup>2</sup> fully fitted space with shower room and WC, pre-plumbed for a kitchenette.

With its own independent entrance onto the medieval street, this area can function as an eventual Self-contained studio apartment or Home office or creative workspace

