



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8836

• House - Issigeac •



## DETAILS

**Land surface:** 207 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Climatisation réversible

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**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

Gorgeous village maison de maître. Near to Issigeac and Eymet.  
Pretty walled garden. Village setting. Beautiful and quality renovation.

148 m<sup>2</sup> living

207 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

295 000 €

Agency fees: 6,1 % VAT included\*

Price without fees: 278 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8836 •

Gorgeous village maison de maître set in a picturesque village close to Issigeac and Eymet, south of Bergerac. beautifully enclosed garden.

A truly superb renovation throughout !

It enjoys a highly desirable location in a village with a café within walking distance, offering a peaceful setting while remaining close to vibrant local life.

The house has been beautifully restored and tastefully decorated throughout while retaining its authentic character.

The property offers three bedrooms and two bathrooms and retains many original features, including superb terracotta tiled floors, elegant parquet flooring, exposed stone walls and beams, and numerous period details that enhance its charm.

The property benefits from a state-of-the-art reversible air conditioning system providing both heating and cooling, as well as double-glazed windows and doors for optimal comfort and energy efficiency.

Outside, there is a very pretty small enclosed garden with a lovely terrace, perfect for dining and relaxing.

### Ground floor

The entrance hall of approximately 11 m<sup>2</sup> opens into a warm and welcoming space with terracotta flooring and exposed stone walls. The main living area of approximately 35 m<sup>2</sup> comprises a lounge, dining area, and a recently fitted open-plan kitchen. This space is full of character with terracotta floors, exposed stone walls and beams, and reversible air conditioning. Large French doors open directly onto the enclosed courtyard-style garden, filling the space with natural light.

This level also includes two comfortable bedrooms. The first, approximately 21 m<sup>2</sup>, benefits from reversible air conditioning, attractive original terracotta flooring, built-in wardrobes, and French doors opening onto the garden. The second bedroom, approximately 15 m<sup>2</sup>, offers similar features with direct access to the outside. A recently renovated bathroom of approximately 8 m<sup>2</sup> includes a walk-in shower, washbasin, WC, and towel heater. A utility room/pantry of approximately 5 m<sup>2</sup> with shelving completes this level.

### First floor

