Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8981 • House - Issigeac •



DETAILS

Land surface: 3197 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: PAC et insert

Drainage/sewage: Septic tank

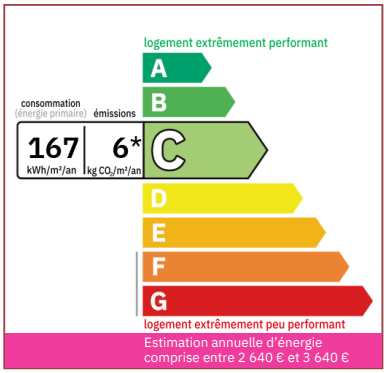
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Beautifully renovated and elegant stone property set in asmall hamet and near to the medieval village of Issigeac. South of Bergerac, Dordogne

180 m² living

3 197 m²

Non-binding document

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

Price fees included

389 000 €

Agency fees: 5,1 % VAT included*
Price without fees: 370 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8981 •

Character stonehouse with adjoining stone barn, cellars, outbuilding and 3,197 m² of gardens , close to Issigeac.

Located in a peaceful countryside setting close to the sought-after village of Issigeac, this attractive stone property offers spacious accommodation, useful outbuildings and approximately 3,197 m² of land.

This elegant stone house, beautifully renovated and carefully maintained is in excellent overall condition and offers a perfect balance between authentic old-world charm and modern comfort.

Set in a peaceful environment, just 5 minutes from the charming and sought after village of Issigeac, with its shops, restaurants, cafés, and weekly market, and 2 minutes from a picturesque village with a bar and small epicerie store.

Discover this beautiful stone property offering approximately 180 m² of living space, 3–4 bedrooms, numerous outbuildings, and gardens of around 3,197 m².

From the entrance, a stunning glass partition elegantly separates the hallway from the living area while allowing natural light to flow through.

The house -
Ground floor
Entrance hall: 19 m²
Living area with fitted and equipped kitchen and lounge: 59 m²
Bedroom: 23 m²
Corridor: 10 m²
Bathroom with bathtub and shower: 7 m²
Utility room with WC: 4 m²

The superb living space with its recently renovated kitchen opens onto a large, character-filled living room, enhanced by exposed beams and stone walls.
The lounge benefits from direct access to a wooden terrace with lovely views over the surrounding countryside.

This level also includes a large bedroom, a family bathroom with bathtub and shower, as well as a practical utility room with WC.







