Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9089 • House - Issigeac •



DETAILS

Land surface: 276 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Everything in the sewer

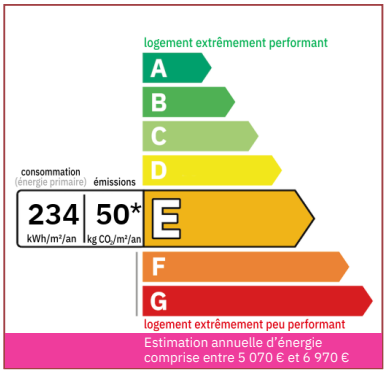
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Historical Stone demeure with garden set in the Heart of Medieval Issigeac, Dordogne.

A Rare Opportunity to Own a Beautifully Restored 13th-Century Home

275 m² living

276 m²

Non-binding document

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

Price fees included

550 000 €

Agency fees: 5,2 % VAT included*
Price without fees: 523 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9089 •









Set within the original ramparts of the enchanting village of Issigeac, this unique stone residence is a rare gem.

Spanning three levels, the house offers approximately 279m² of living space, including 4 bedrooms (3 with en suite bathrooms) and a vast top-floor studio .

- The beautiful and unique property is being sold fully furnished and equipped, featuring a tasteful blend of French antiques, medieval-style details, and contemporary furnishings—right down to the crisp white linens.

Tucked away behind, a small sun-soaked, south-facing garden and patio approx (196m2) that offers rare privacy, found only in a handful of homes here.

Step inside, through a doorway carved through the original 13th-century rampart village wall into a cool, and light filled stone-floored living space—effortlessly elegant and full of character, with a beautiful stone fire place, it's nothing short of enchanting.

The living area flows through to the kitchen bar area and onwards deeper into the very well equipped kitchen, also boasting its own fireplace.
Through an ancient doorway - the dining room, decorated in French period finishes

As you move through the home, the spaces unfold as follows :

--Ground Floor – Approx. 103m²--

Elegant living room (49m²) with original flagstones, a striking stone fireplace, built-in cabinetry, and access to the garden- terrace.

Guest cloakroom (2.54m²) with toilet and washbasin.

Open-plan kitchen and dining area (21.68m²) with flagstone flooring, gas hob, electric oven, microwave, fridge-freezer, dishwasher, and a second working fireplace.

Entry/dining hall (30m²) with direct street access through the original village wall.
-- Ground floor level, minus 1-