Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9280

• House - Issigeac •

SOLD



DETAILS

Land surface: 112 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: bois- pole à verifier

Drainage/sewage: Everything in the sewer

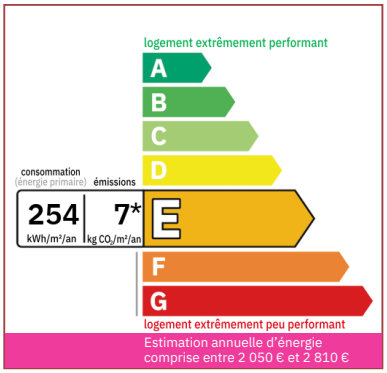
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A historic house with garden set in the heart of medieval Issigeac
Authentic features, boutiques & restaurants within walking distance...
Near to Bergerac, Dordogne.

180 m² living

112 m²

Non-binding document

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

Price fees included

192 000 €

Agency fees: 6,7 % VAT included*
Price without fees: 180 000 €

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

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• Description ref n°9280 •



A Beautiful historical property situated in the medieval village of Issigeac with its own garden

Situated in the heart of the Dordogne, Issigeac is a beautiful and lively village renowned for its exceptional architectural heritage, its many boutiques and fantastic restaurants.

A rare and rustic property, ideal for lovers of history and authenticity looking for a characterful home.



This house was once part of the ancient fortified walls of the town, today, it retains many of its original features, including beautiful old doors, remarkable architectural details and the unique character of traditional village houses.

Arranged over three levels this town house offers

Ground Floor



The ground floor offers a magnificent 48.96 m² living space, comprising an open-plan kitchen, dining area and sitting room (10.62 m × 4.60 m), creating a spacious and welcoming room.

At the rear, a 4.45 m² utility room, with WC and washbasin, provides useful additional space for everyday living.

The charm begins as soon as you enter the courtyard and garden, through a superb old studded wooden door, enhanced by an elegant stone archway.



The garden, approximately 112 m², is a real delight and provides a particularly pleasant outdoor space. It is a rare feature in the heart of the village, offering a peaceful and authentic setting.

First Floor

From the kitchen area, a wooden staircase leads to the first floor, opening onto a landing of approximately 10 m².

The first bedroom, approximately 16 m² (4.20 m × 3.75 m), overlooks a pretty medieval lane. It features wooden flooring.