Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9368 • House - Castillonnès •



DETAILS

Land surface: 290 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: PAC et poêle a granulés

Drainage/sewage: Everything in the sewer

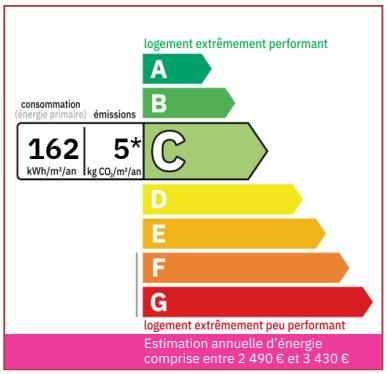
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1257



Rare historic house in the heart of a medieval fortified town – Courtyard.
3 bedrooms, 3 bathrooms. Lift -25 min - Bergerac

260 m² living

290 m²

Non-binding document

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

Price fees included

295 000 €

Agency fees: 7,3 % VAT included*
Price without fees: 275 000 €

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

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• Description ref n°9368 •

In the heart of the medieval fortified town of Castillonnès, this charming house exudes an intimate and timeless atmosphere.



From the entrance, a pleasant passageway leads to a magnificent hidden courtyard, the true heart and soul of the home.

Surrounded by ancient walls, stonework, and beautiful architectural features, it offers a true haven of peace within the fortified town.



A 20 m² room opening directly onto the courtyard offers numerous possibilities. It could house an artist's studio, a yoga room, a fitness space, or even become a comfortable additional living area. A laundry room is also located nearby.

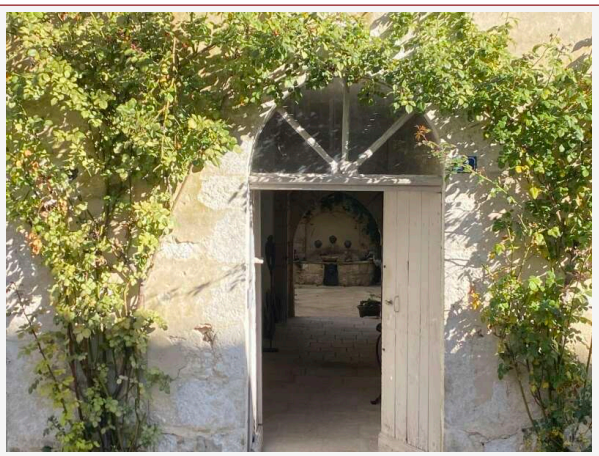
- The main house
Ground floor

From th e outside, and the. entrance, French doors open into the house, leading to a fully equipped kitchen and a pleasant 46 m² living room.
You will find a lift to the right of the entrance, providing direct access to the first floor.
An elegant travertine stone floor adds charm and authenticity to this space.
The room benefits from central heating, supplemented by a pellet stove, ensuring comfort and warmth throughout the year.



- Courtyard
Double french doors lead to the beautiful courtyard of 55m2

1st Floor :



A wooden staircase leads to the first floor, where a charming second living room of 32 m2 awaits, featuring beautiful original wattle and daub walls and half-timbering, complemented by a magnificent stone fireplace. The lift arrives here.

Adjoining this is a superb master suite of 30 sq m, comprising a 15 sq m study, also with a stone fireplace, a spacious bedroom, and a dressing room.