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

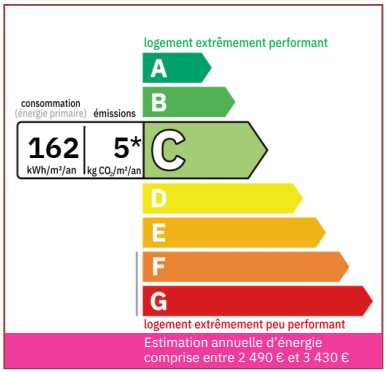
Swimming pool: No

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.

From the courtyard, French doors open into the house, leading to a fully equipped kitchen and a pleasant 46 m² living room.
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.



A large doorway, opening onto a 4.5 sq m entrance hall from the kitchen, provides direct access to the outside.

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



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. A 6 sq m en-suite bathroom with a clawfoot bathtub, double vanity, and toilet completes the suite.

From the living room, a second lovely bedroom of 18 sq m is also accessible, boasting its own shower room with a clawfoot bathtub, toilet, and sink. (6 sq m)

A third bedroom of 13 sq m also benefits from its own bathroom with a large walk-in shower, toilet, and sink. - 8m²