

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 5066

• House - Issigeac •



#### **DETAILS**

Land surface: 330 m<sup>2</sup>

Number of bedrooms: 8

Number of levels: 2

**Type of heating:** fiol cheminée - électrique

**Drainage/sewage:** Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

**Built:** Not specified

Logement économe



151 à 230 D

231 à 330 E 331 à 450 F

> 450 G
Logement énergivore

Charming maison de maître property 485 m2 with main house, 2nd house and Loft appartement Garden, terrace, courtyard and garage. Located in the heart of a medieval village. - Fabulous commercial property or family home

485 m<sup>2</sup> living

330 m<sup>2</sup>

- Issigeac -Grand Rue 24560 Issigeac

Tel: 05 53 58 68 26 issigeac@valadie-immobilier.com

Price fees included

439 000 €

Agency fees: 4,5 % VAT included\* Price without fees: 420 000 €

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

Non-binding document



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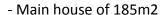
### • Description ref n°5066 •

Character property consisting of 485 m2of living space with main house, 2nd house or cottage and Loft. 8 bedrooms.

Garden, terrace, courtyard and garage, located in the heart of a medieval village close to Bergerac.

Beautiful decorated with many original features dating back to medieval times

Independent access to the 3 différent accommodations or they can joigned together



The main house - ground floor : entrance, dining room and open kitchen equipped 56m2, island French doors that open onto the garden and courtyard behind.

Original tiled floor, beams and exposed stone walls, fireplace. Separate Wc

Living room of 38m2 with access to the courtyard and garden , large stone fireplace, medieval window and door opening onto the garden.

Beams and exposed stone walls - Garage of 55 m 2 with boiler room - could be used as further accommodation Wooden staircase leading to the first floor : landing -door access to the Loft appartement

#### 1st floor of the main house:

Bedroom n° 1 - master bedroom 25m2 with beautiful authentic fitted wardrobes, ensuite bathroom of 20m2 with bath, shower, WC and basin – built in wardrobes. Wooden floors, original fireplace .

Bedroom n°2 - 19m2 with adjacente bathroom f of 13m2 with bath, shower, basin and WC - tiled flooring. - dressing room

Bedroom n° 3 10,80m2 - parquet floor

The main house is heated by oil central heating

- House/2nd house - 140m2 living space

Entry by the courtyard or through the garage area. Equipped Kitchen and dining area -31m2 with fireplace -tiled floors.

Store room of 4m2 and a private courtyard







