



# 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

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Charming maison de maître property 485 m<sup>2</sup> 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

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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





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## • Description ref n°5066 •

Character property consisting of 485 m<sup>2</sup> of 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 different accommodations or they can be joined together

### - Main house of 185m<sup>2</sup>

The main house - ground floor : entrance, dining room and open kitchen equipped 56m<sup>2</sup>, 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 38m<sup>2</sup> 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<sup>2</sup> 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 25m<sup>2</sup> with beautiful authentic fitted wardrobes, ensuite bathroom of 20m<sup>2</sup> with bath, shower, WC and basin – built in wardrobes.

Wooden floors, original fireplace .

Bedroom n°2 - 19m<sup>2</sup> with adjacent bathroom of 13m<sup>2</sup> with bath, shower, basin and WC - tiled flooring. - dressing room

Bedroom n° 3 10,80m<sup>2</sup> - parquet floor

The main house is heated by oil central heating

### - House/2nd house - 140m<sup>2</sup> living space

Entry by the courtyard or through the garage area.

Equipped Kitchen and dining area -31m<sup>2</sup> with fireplace -tiled floors.

Store room of 4m<sup>2</sup> and a private courtyard

