

Historic 5 bed house within Issigeac's medieval fortifications, with shop, garden and parking

EXCLUSIVE

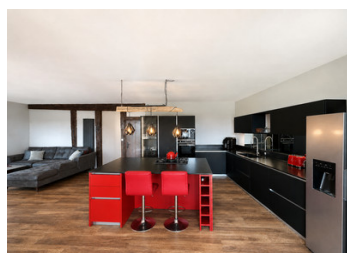


INFORMATION

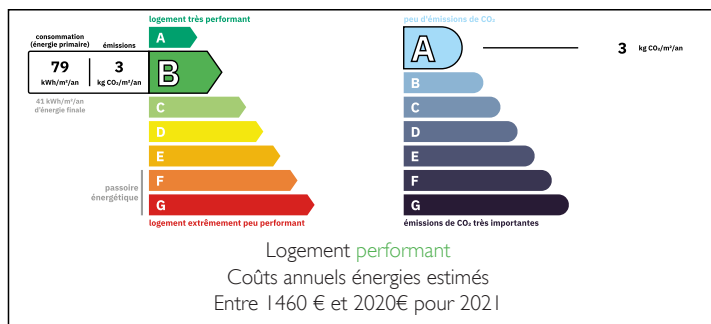
Town:	Issigeac
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	202 m2
Plot Size:	180 m2

IN BRIEF

Set in the heart of medieval Issigeac, this spacious historic stone house incorporates part of the village's former defensive walls and retains exposed stonework, beams, arrow slits and a former lookout walkway. Arranged over three floors, it offers five bedrooms, four with en-suite shower rooms and WCs, a family bathroom, a large open-plan kitchen/dining/living room, a separate guest kitchen/dining area and a ground-floor bar. The three top-floor guest rooms have individual keypad access and reversible air conditioning, making the property particularly well suited to chambres d'hôtes use. Independent commercial premises provide rental or business potential. Outside are a private south-facing garden, terrace and parking space with EV charger. The property also benefits from double glazing and mains drainage.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In the heart of the medieval village of Issigeac, this substantial five-bedroom stone house combines remarkable historic character with comfortable modern accommodation, established chambres d'hôtes facilities, independent commercial premises and a rare south-facing garden with private parking.

The property is believed to incorporate part of Issigeac's former defensive fortifications, dating in part from around 1290. Its surviving features include substantial stone walls—approximately 1.5 metres thick in places—arrow slits, exposed beams, a former lookout walkway and a small chamber discovered within the walls. Carved stone faces uncovered in an old fireplace may date from the 15th century. The house has been sympathetically restored to preserve these elements while providing modern comfort.

The accommodation is arranged over three floors.

On the ground floor, the entrance hall leads to a separate WC, a characterful bar area with kitchen facilities, and a separate workroom. The bar opens directly towards the garden and provides an attractive communal space for guests. Also on this level is the commercial shop, which has its own independent entrance and offers potential for continued business use or rental, subject to the purchaser's requirements.

The first floor contains the owners' principal accommodation. At its centre is a particularly spacious open-plan kitchen, dining and living room, with exposed stonework and original structural timbers. The modern fitted kitchen provides generous storage and preparation space. This floor also has two double bedrooms, one with a private shower room and WC, together with a separate family bathroom.

The top floor is arranged for guest...

LOCAL TAXES

Taxe foncière: 1713 EUR

NOTES