



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3513

• House - Monpazier •



DETAILS

Land surface: 28194 m²

Number of bedrooms: 5

Number of levels: 3

Type of heating: Fuel oil

Drainage/sewage: Septic tank

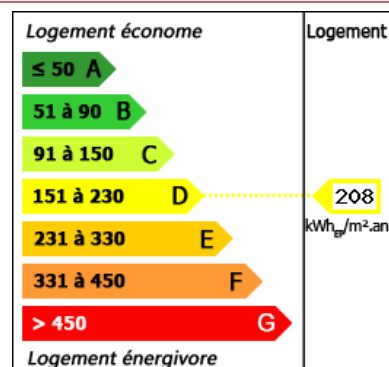
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Stone house - 16th century, watchtower- original features. Large gîte to develop of 184m². Swimming pool. Beautiful views, quiet location. Near to 3 fantastic medieval villages. + 2 hectares- Unique property- South of Bergerac

294 m² living

28 194 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

441 000 €

Agency fees: 5 % VAT included*

Price without fees: 420 000 €

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



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Unique property - one of a kind !

Beautiful main house once the residence of the Count of Biron with secondary house perfect for gîtes. Exceptional building dating back to medieval times

The main house :

Ground floor : Entrance 14 m² with tiled floor, exposed beams and staircase leading to first floor
Bedroom 1 of 10 m² with wooden beams.
Hall/ corridor of 15 m² with tiled floor and access to the covered terrace

Bathroom -5 m² with shower, sink and WC.

Bedroom II -15 m² with exposed beams; floor tile

Bedroom III -12 m² with tiled floor, beams and exposed stone walls

Dressing room/office or bedroom IIII of 8 m² tiled floor, beams, stone walls

Laundry / Boiler room -12 m² central heating -boiler 'Viessman '

Summer kitchen /dining room -24 m² with sink. Bay windows opening onto the inner courtyard

1st floor

Accès from the hall . Bespoke wooden staircase to the 1st floor

Living room of 69 m² - with parquet floor, exposed beams, large stone fireplace and insert wood burner

Library or bedroom n°5 of 12 m² with parquet floor, beams and exposed stone walls

Equipped kitchen 17 m² with tiled floor and access to a veranda - (10m²) with sliding bay windows overlooking the courtyard and the surrounding countryside.

Bathroom 8m² with bath /shower sink and WC - tiled

Wooden stairs leading to rooms in the tower and attic on the second floor and mid level

2nd floor :

Bedroom n° 6 in the tower : Stone walls, oak beams (12 m²) with parquet floor

Stairs leading to the 3rd floor and the attic is used for storage /Games room or possibility to make a beautiful master suite (68m²)

