



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6980

• Vineyard - Issigeac •



DETAILS

Land surface: 623377 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

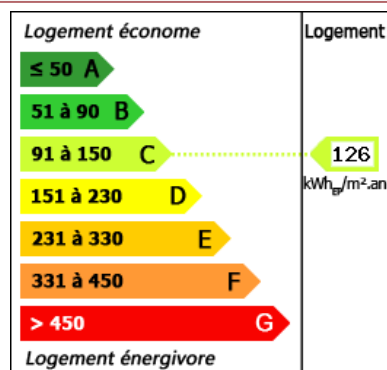
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Périgord type house built in 2003, bright, spacious, gîte, outbuildings, agricultural land, 62 hectares.

485 m² living

623 377 m²

- Castillonnes -
12 Place Jasmin
47330 Castillonnes
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Price fees included
1 050 400 €

Agency fees: 4 % VAT included*
Price without fees: 1 010 000 €

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



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High standing freestone house built in 2003 with elevator and underfloor heating, offering three very large and bright bedrooms, two bathrooms, a kitchen, two living rooms including one upstairs for the children and one on the ground floor ground floor with its fireplace and view of the land.

An elevator serves the three floors of the house.

The basement includes a bathroom, a laundry room, a games room, a room for the jacuzzi, all of which can be converted into independent accommodation.

A garage for 4 cars. Two large outbuildings of approximately 500m², and also an independent equipped studio including a kitchen, a bathroom and a living room.

Chlorine swimming pool, heated and covered with its pool house.

A plot of land of 62 hectares distributed as follows: 7 hectares of vines, 45 hectares in agriculture managed by a neighbor, 4 hectares fallow under an exclusive 5-year contract for the installation of photovoltaic panels with a yield of €3,000/year per hectare and approximately 6 hectares of park and forest. A lake. A source with pump for automatic watering of the garden.

Totally secluded, with access via a long private driveway, no neighbors within sight and only 15 minutes from Bergerac and Eymet airport.

