



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2974

• House - Bergerac •



DETAILS

Land surface: 17571 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Fuel et bois

Drainage/sewage: Septic tank

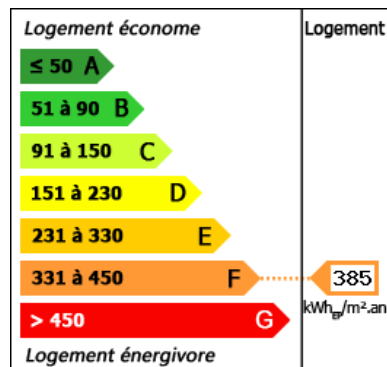
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1891



Magnificent manor house, XIX century. Near Bergerac. sites. 6/7Chambres. Located in parkland with pool. Ideal commercial project or family home. Close to major tourist sites and vineyards. Good transport links

330 m² living

17 571 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

399 990 €

Agency fees: 3,9 % VAT included*

Price without fees: 385 000 €

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



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• Description ref n°2974 •

Manor of XIX century of 330m² of living space

Character property comprising of on the ground floor of a large entrance with floor tile cement. Boiler room. Beautiful wooden stairs leading to the first floor. Kitchen of 11,15 m² and dining room of 24,74m² - terracotta floor and old stone fireplace. Separate WC Laundry/utility room with shower and sink - polished cement floor. Service staircase.

The other side of the entrance - large bright living room of 40 m², floor tiles- cement, multiple French doors overlooking the garden.

First floor : Large Landing of 34m² or office space - French window with access onto the balcony and external staircase in stone. Master bedroom OR 2nd living room of 42m² marble fireplace – wooden floors. Views of the park

2nd bedroom of 23m², parquet floor, marble fireplace. Dressing room 9, 39m².

Landing, stairs leading to the 2nd floor : Bathroom - 11m² with bath, WC and double basins.

3rd bedroom: 11,29m² wooden parquet floor and dressing room of 4m².

4th bedroom /games room of 22m² - parquet floor.

5th bedroom of 11m².

Hallway and bedroom 6 -13m² with ensuite bathroom 4m²- WC, basin and shower.

Bedroom 7 of 14m² with ensuite bathroom with TOILET, shower and basin.

Independent Studio 25m² in the grounds

Swimming pool 10 x 5m-salt with safety fence

Oil Central heating Plot of 17571m²

