



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2974

• House - Bergerac •



## DETAILS

**Land surface:** 17571 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** Fuel et bois

**Drainage/sewage:** Septic tank

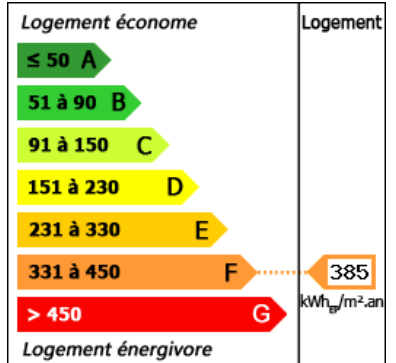
**Swimming pool:** Yes

**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 m<sup>2</sup> living

17 571 m<sup>2</sup>

- Issigeac -  
Grand Rue

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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 330m<sup>2</sup> 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 m<sup>2</sup> and dining room of 24,74m<sup>2</sup> - 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 m<sup>2</sup>, floor tiles- cement, multiple French doors overlooking the garden.

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

2nd bedroom of 23m<sup>2</sup>, parquet floor, marble fireplace. Dressing room 9, 39m<sup>2</sup>.

Landing, stairs leading to the 2nd floor : Bathroom - 11m<sup>2</sup> with bath, WC and double basins.

3rd bedroom: 11,29m<sup>2</sup> wooden parquet floor and dressing room of 4m<sup>2</sup>.

4th bedroom /games room of 22m<sup>2</sup> - parquet floor.

5th bedroom of 11m<sup>2</sup>.

Hallway and bedroom 6 -13m<sup>2</sup> with ensuite bathroom 4m<sup>2</sup>- WC, basin and shower.

Bedroom 7 of 14m<sup>2</sup> with ensuite bathroom with TOILET, shower and basin.

Independent Studio 25m<sup>2</sup> in the grounds

Swimming pool 10 x 5m-salt with safety fence

Oil Central heating Plot of 17571m<sup>2</sup>

