



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 354

• House - Issigeac •



## DETAILS

**Land surface:** 13414 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** fuel + électricité + bois

**Drainage/sewage:** Septic tank

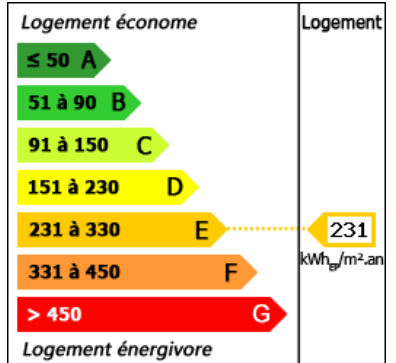
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1700



Beautiful character stone property with main house of 168m<sup>2</sup>, gîte, barn and outbuildings, pool on 1.3 ha.

A few steps from the magnificent medieval town of Issigeac, Dordogne, not far

168 m<sup>2</sup> living

13 414 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

449 000 €

Agency fees: 4,4 % VAT included\*

Price without fees: 430 000 €

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



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## • Description ref n°354 •

Ideally situated on the outskirts of Issigeac a magnificent medieval village in the Dordogne and only 20 minutes from the international airport of Bergerac.

This beautiful property offers:

Main house

Private driveway leading up to the main house of 3 bedrooms consisting of :

Ground floor: 52m<sup>2</sup> living room with fireplace and lovely cathedral ceiling and exposed beams, nice fully fitted and equipped bespoke kitchen of 22m<sup>2</sup>, storage room, Bedroom 1: with ensuite shower room.

Bedroom 2: The master bedroom with bathroom with bath, shower and toilet and dressing room

1st floor

Bedroom 3: Mansard-roofed with shower room

Mezzanine / office area.

The Gîte

The independent gîte of 68 m<sup>2</sup>-suited to people with reduced mobility :

Entrance hall, closet, laundry area / store room

Equipped kitchen, living room of 20.8 m<sup>2</sup>, bedroom with shower room

Covered terrace

Barn of 180 m<sup>2</sup> divided into 4-areas- attached to the house

The laundry / boiler room -25 m<sup>2</sup>

The workshop 20 m<sup>2</sup>

The wine cellar 10 m<sup>2</sup>

Old cow stables of 117 m<sup>2</sup> with a beautiful roof

Second barn of 57 m<sup>2</sup>

Several small outbuildings in pierre approximately 50m<sup>2</sup>

Swimming pool 10 x 5m with large terrace

Beautiful views over the countryside

