Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 354 • House - Issigeac •



DETAILS

Land surface: 13414 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: fuel + électicitié + bois

Drainage/sewage: Septic tank

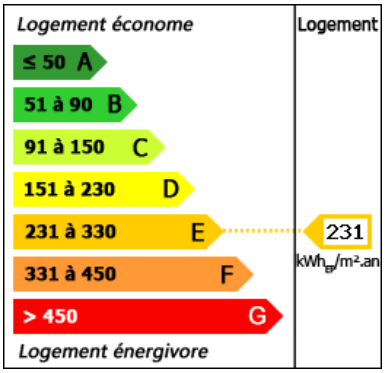
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1700



Beautiful character stone property with main house of 168m2, gîte, barn and outbuildings, pool on 1.3 ha.
A few steps from the magnificent medieval town of Issigeac, Dordogne, not far

168 m² living

13 414 m²

Non-binding document

- 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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Ideally situated on the outskirts of Issigeac a magnificient medieval village in the Dordgone 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: 52m2 living room with fireplace and lovely cathedral ceiling and exposed beams, nice fully fitted and equipped bespoke kitchen of 22m2, 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 m2-suited to people with reduced mobility :

Entrance hall, closet, laundry area / store room
Equipped kitchen, living room of 20.8 m2, bedroom with shower room
Covered terrace

Barn of 180 m2 divided into 4-areas- attached to the house

The laundry / boiler room -25 m2
The workshop 20 m2
The wine cellar 10 m2
Old cow stables of 117 m2 with a beautiful roof
Second barn of 57 m2
Several small outbuildings in pierre approximately 50m2
Swimming pool 10 x 5m with large terrace

Beautiful views over the countryside







