



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4485

• House - Issigeac •

SOLD



## DETAILS

**Land surface:** 2681 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** fuel et cheminée

**Drainage/sewage:** Everything in the sewer

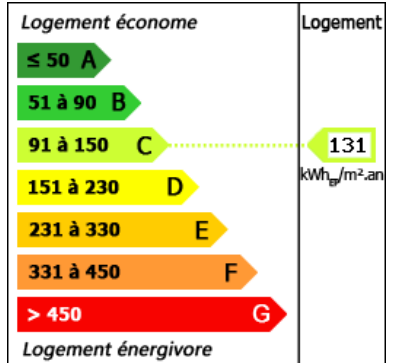
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1800



Fantastic maison de maître set in a medieval village-South of Bergerac. Authentic property with 410m<sup>2</sup> of living space. Apartment. Garden of 2600m, pool. Perfect for home or commercial project. B + B etc

410 m<sup>2</sup> living

2 681 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

349 000 €

Agency fees: 4,5 % VAT included\*

Price without fees: 334 000 €

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





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## • Description ref n°4485 •

Magnificent mansion in the village of a medieval village in southern Perigord with 410 m<sup>2</sup> of living space, bright rooms and large, in the style of the old bourgeoisie, a pretty garden of 2600 m<sup>2</sup> and a swimming pool. Restauarnats and all amenitiers in walking distance . excellent chambre d'hôte or large familly home

The house dating back to the 19th century includes a double staircase leading to the ground floor where we find a large living room of 40 m<sup>2</sup> with fireplace, kitchen of 20 m<sup>2</sup> with door window overlooking the garden, an office of 18 m<sup>2</sup>, a bedroom of 18 m<sup>2</sup> with bathroom en-suite, a second bedroom of 18 m<sup>2</sup> with bathroom en-suite, a third bedroom of 25 m<sup>2</sup> with a Bathroom of 10 m<sup>2</sup> with en-suite, a separate WC, a fourth bedroom of 22 m<sup>2</sup>.

Upstairs there is a fifth bedroom of 15 m<sup>2</sup>, a sixth room of 15 m<sup>2</sup>, an attic of 160 m<sup>2</sup>.

In the basement : an independent apartment with a living room of 38 m<sup>2</sup>, a kitchen of 18 m<sup>2</sup>, a seventh room of 18 m<sup>2</sup>, an office/bedroom (VIII) of 18 m<sup>2</sup>, a garage and a souillarde of 90 m<sup>2</sup>, a cellar of 36 m<sup>2</sup>.

Outside, a terrace with a summer kitchen of 25 m<sup>2</sup>, a swimming pool of 4 m X 3 m, a beautiful park with shrubs and flowerbeds and mature trees

