

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 4485

## • House - Issigeac •



DETAILS		5	Logement
Land surface: 2681 m <sup>2</sup>	Swimming pool: Yes	≤ 50 A	
Number of bedrooms: 6	Ground floor living: No	91 à 150 C	131
Number of levels: 2	Work needed: No work	151 à 230 D	kWh <sub>er</sub> /m².an
Type of heating: fuel et cheminée	Fireplace: Yes closed hearth	231 à 330 E 331 à 450 F	
<b>Drainage/sewage:</b> Everything in the sewer	Built: 1800	> 450 G	
Diamage/ sewage. Everything in the sewer		Logement énergivore	

Fantastic maison de maître set in a medieval village-South of Bergerac. Authentic property with 410m2 of living space. Appartment. 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>

Non-binding document

- Issigeac -Grand Rue 24560 Issigeac Tel : 05 53 58 68 26 issigeac@valadie-immobilier.com 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 Agence Immobilière Valadié

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Magnificent mansion in the village of a medieval village in southern Perigord with 410 m2 of living space, bright rooms and large, in the style of the old bourgeoisie, a pretty garden of 2600 m2 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 m2 with fireplace, kitchen of 20 m2 with door window overlooking the garden, an office of 18 m2, a bedroom of 18 m2 with bathroom ensuite, a second bedroom of 18 m2 with bathroom ensuite, a third bedroom of 25 m2 with a Bathroom of 10 m2 with ensuite, a separate WC, a fourth bedroom of 22 m2.

Upstairs there is a fifth bedroom of 15 m2, a sixth room of 15 m2, an attic of 160 m2.

In the basement : an independent apartment with a living room of 38 m2, a kitchen of 18 m2, a seventh room of 18 m2, an office/bedroom (VIII) of 18 m2, a garage and a souillarde of 90 m2, a cellar of 36 m2.

Outside, a terrace with a summer kitchen of 25 m2, a swimming pool of 4 m X 3 m, a beautiful park with shrubs and flowerbeds and mature trees







