



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6045

• House - Issigeac •



DETAILS

Land surface: 45433 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: électrique et climatisation réversible et poêle à bois

Drainage/sewage: Septic tank

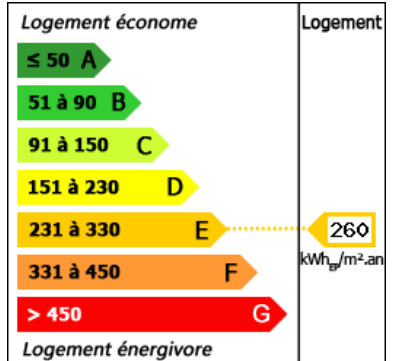
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Superb property near Issigeac and Bergerac -
Character house of 240m² on 4.5 hectares.
Stone barn, spring, well and pretty swimming pool.

240 m² living

45 433 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

388 000 €

Agency fees: 4,9 % VAT included*

Price without fees: 370 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6045 •

Stone complex comprising a Périgourdine house of 240 m² with large stone barn, garage and swimming pool on a plot of 45,433 m²

The main house consists of an open fitted kitchen of 38m² - bay windows opening onto the garden and door opening onto the terrace. Living room and dining room of 70m² - stone and beams - terracotta tiled floor. Fireplace with insert. French windows (2) opening onto the terrace. Entrance of 5 m² -

Access to the stone wine cellar of 21m². The other side of the kitchen - an office/bedroom of 13.50 m². Corridor - 4m² shower room with washbasin and walk-in shower - laundry area. Separate toilet. Bedroom or large dressing room of 10m² - Corridor in bricks. Bedroom of 16.50 m² - exposed beams and stones. Tiled floor.

Door access to the barn

-Floor - Wooden staircase from the living room leading to the first floor and landing of 2m², Bathroom of 6m² with cast iron bath, double basins, WC, dressing room of 2.48m². Room of 17m². French window opening onto the balcony. 17m² bedroom with French windows opening onto the balcony, dressing room - Parquet flooring, electric blinds. - visible beams.

Stone barn of 90m² on the ground with garage with automatic door. Communicating door in the barn to the 24m² cinema room - floating parquet floor.

Terrace with 11m X 5m chlorine swimming pool with Roman stairs

Double glazing.

Source and well on a plot of over 4.5 hectares of garden, meadows and woods.

