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 reversible et poêle à bois

Drainage/sewage: Septic tank

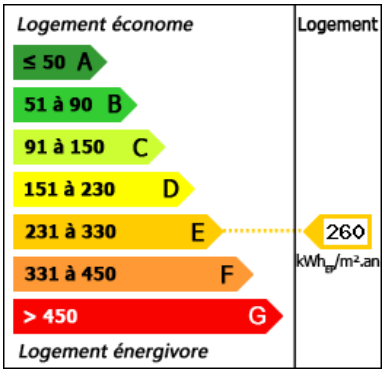
Swimming pool: Yes

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

Non-binding document

- 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

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• 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.









