



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6045

• House - Issigeac •



## DETAILS

**Land surface:** 45433 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

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

**Drainage/sewage:** Septic tank

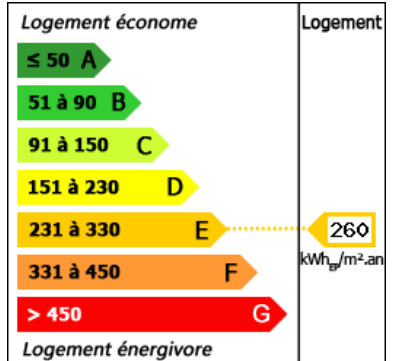
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Superb property near Issigeac and Bergerac -  
Character house of 240m<sup>2</sup> on 4.5 hectares.  
Stone barn, spring, well and pretty swimming pool.

240 m<sup>2</sup> living

45 433 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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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

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## • Description ref n°6045 •

Stone complex comprising a Périgourdine house of 240 m<sup>2</sup> with large stone barn, garage and swimming pool on a plot of 45,433 m<sup>2</sup>

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

Access to the stone wine cellar of 21m<sup>2</sup>. The other side of the kitchen - an office/bedroom of 13.50 m<sup>2</sup>. Corridor - 4m<sup>2</sup> shower room with washbasin and walk-in shower - laundry area. Separate toilet. Bedroom or large dressing room of 10m<sup>2</sup> - Corridor in bricks. Bedroom of 16.50 m<sup>2</sup> - 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 2m<sup>2</sup>, Bathroom of 6m<sup>2</sup> with cast iron bath, double basins, WC, dressing room of 2.48m<sup>2</sup>. Room of 17m<sup>2</sup>. French window opening onto the balcony. 17m<sup>2</sup> bedroom with French windows opening onto the balcony, dressing room - Parquet flooring, electric blinds. - visible beams.

Stone barn of 90m<sup>2</sup> on the ground with garage with automatic door. Communicating door in the barn to the 24m<sup>2</sup> 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.

