

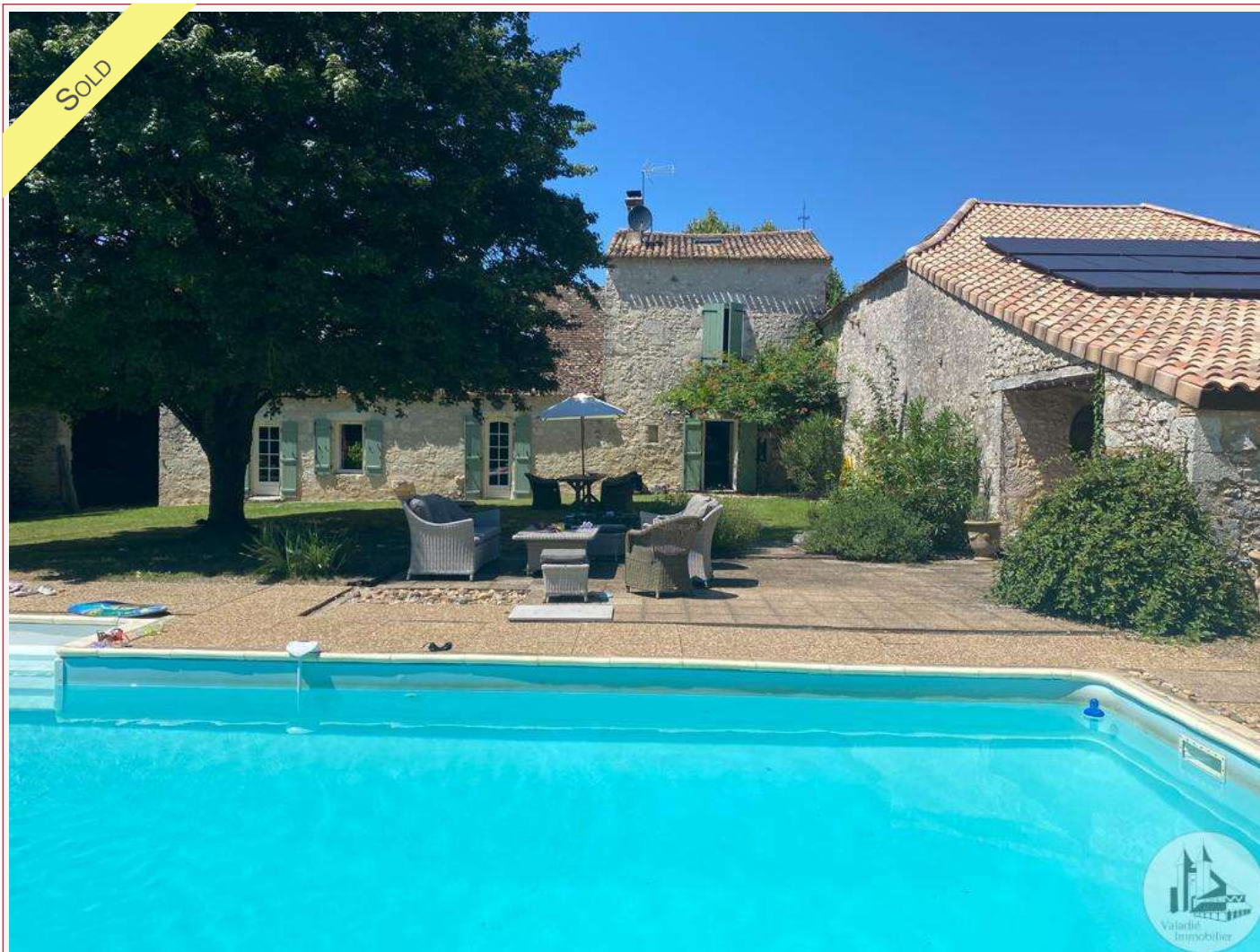


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6210

• House - Issigeac •



DETAILS

Land surface: 11339 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Panneaux solaire + Radiateurs à inertie + poêle à bois

Drainage/sewage: Septic tank

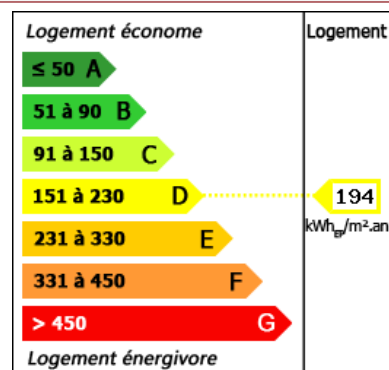
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Magnificent 4/5 bedroom stone house, guest accommodation and outbuildings. Mature gardens, tennis court and swimming pool. Close to the medieval village of Issigeac, 15 mins from Bergerac airport

335 m² living

11 339 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

575 000 €

Agency fees: 4,5 % VAT included*

Price without fees: 550 000 €

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



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• Description ref n°6210 •

This exceptional property set in mature gardens, consisting of a main stone house with 5 bedrooms, guest annexe and several large stone outbuildings. Tennis court and swimming pool.

The main house:

- Ground floor: Main entrance of 4m² with storage cloakroom of 2m². Separate WC of 1.35m² with hand wash basin.

26m² library with stone fireplace benefiting from exposed beams and stonework

Large living room of 48m² - dual access glazed doors with access to the garden -

Exposed stone and beams, stone fireplace with wood burning stove -

possibility to extend this space further into the adjoining barn.

Quality fitted kitchen and dining area of 27m²

the kitchen surfaces are wooden with a central island

Terracotta floor tiles

Woodburner,

Glazed doors leading to the pool and garden

From the kitchen access to a spacious laundry area or kitchen of 43.40 m² - glazed doors opening onto the garden.

Guest area with sitting room and bedroom with shower room

This area could be self contained and include the laundry area as a large kitchen /living

From the kitchen: wooden staircase leading to the 1st floor

Fully carpeted throughout

- Landing: 2.81m²;

Bedroom n° 1 of 19m² - views over the rear of the property and swimming pool.

Bedroom n° 2: Parental bedroom of 18m², en-suite shower room of 4m² with shower, WC, basin and heated

