



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6210

• House - Issigeac •



## DETAILS

**Land surface:** 11339 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Panneaux solaire + Radiateurs à inertie + poele à bois

**Drainage/sewage:** Septic tank

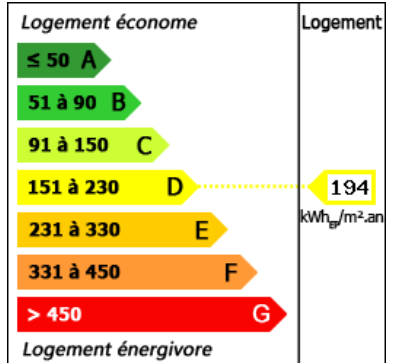
**Swimming pool:** Yes

**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 m<sup>2</sup> living

11 339 m<sup>2</sup>

- 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 4m<sup>2</sup> with storage cloakroom of 2m<sup>2</sup>. Separate WC of 1.35m<sup>2</sup> with hand wash basin.

26m<sup>2</sup> library with stone fireplace benefiting from exposed beams and stonework

Large living room of 48m<sup>2</sup> - 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 27m<sup>2</sup>

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 m<sup>2</sup> - 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: 2.81m<sup>2</sup>;

Bedroom n° 1 of 19m<sup>2</sup> - views over the rear of the property and swimming pool.

Bedroom n° 2: Parental bedroom of 18m<sup>2</sup>, en-suite shower room of 4m<sup>2</sup> with shower, WC, basin and heated

