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 + poele à bois

Drainage/sewage: Septic tank

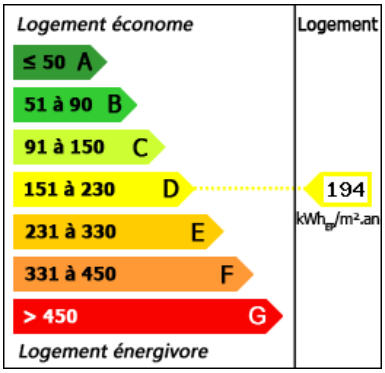
Swimming pool: Yes

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 m² living

11 339 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

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:

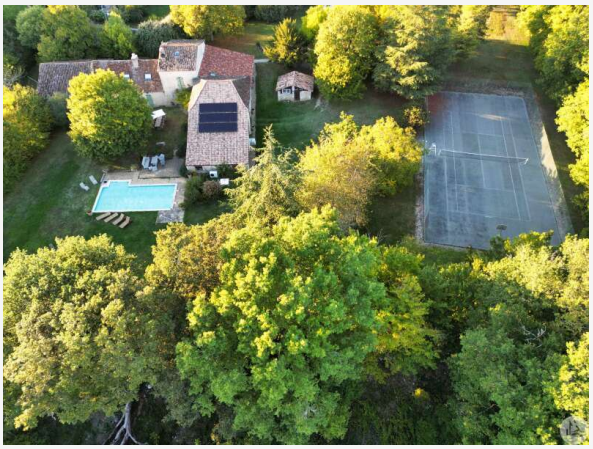
- Ground floor: Main entrance of 4m2 with storage cloakroom of 2m2. Separate WC of 1.35m2 with hand wash basin.

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