



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6302

• House - Issigeac •



DETAILS

Land surface: 5200 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Chauffage au sol, clim. rev et bois

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Magnificent fortified manor dating from the 12th century. Hilltop location with fantastic views and near the medieval village of Issigeac. Quality renovation. 6 bedrooms + gîte and pool. 5mins to shops. 15mins to Bergerac

330 m² living

5 200 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

810 000 €

Agency fees: 3,1 % VAT included*

Price without fees: 786 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6302 •

The Manor offers 6 bedrooms and 6 bathrooms, a 70m² gîte ou games room and a gorgeous swimming pool.

Double glazing through out and benefitting from under floor heating on the main levels and reversible air-conditioning on the 1st floor with two quality wood burners in the main entertainment rooms.

Beautifully renovated and presented.

The manor is laid out over 3 floors and offers

-On the Garden level -

-A double aspect living room - dining room of 36m² (7,262 x 4,83) with wood burning stove, travertine tile flooring.

French windows opening onto the large terrace with far reaching views over the surrounding countryside.

-8m² professional kitchen with stainless steel elements

-Guest WC with basin -1,4m²

-Bedroom – Studio suite n°1 of 23m²

Private courtyard and independent access with kitchenette area of 5.26m² (2.78 x 1.89m) shower room - 3.33m² (1.39 x 2.39m) walk-in shower, WC and sink ,bedroom area of 13, 93m² (3.29 x 4.23m) Travertine tiles through out.

- On the ground floor-

-Entrance hall – 8m²

-Office - 8,18m² (2.99 x 2.75m) travertine floor.

Stone staircase leading upstairs to the 1st floor and down to the Garden level

- Double aspect living room - 56m² (9.25 x 5.96m) stone fireplace with wood burning stove, travertine tiled floor and 'Juliet' style balcony with views.

Bedroom -suite- n°2 of 23m²-Juliet' balcony with views. With ensuite shower room of 6.45m² (3.91 x 1.65m) with walk-in double showers, basin and WC. Floors in travertine.

- First floor level-

The first floor benefits from reversible air-conditioning

