Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6332 • Castle / Manor - Issigeac •



DETAILS

Land surface: 45270 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel et aérothermique

Drainage/sewage: deux fosse septiques

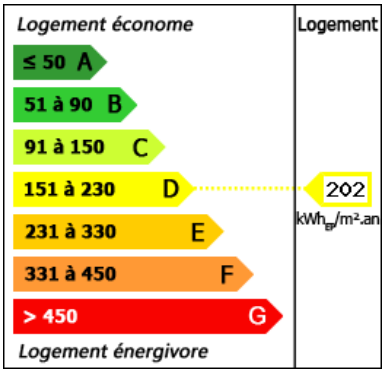
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



5 minutes from the medieval city of Issigeac, 15 mins Bergerac
Magnificent Manor dating from the 18th century – 300m2
4.5 ha - swimming pool and guest house - Outbuildings

300 m² living

45 270 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

1 150 000 €

Agency fees: 4,2 % VAT included*
Price without fees: 1 104 000 €

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

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• Description ref n°6332 •

Charming house with a beautiful reception room of 40 m2 (7,67m x 5,33m)
High French ceiling, marble floor, stone fireplace, beautiful volumes and
very bright room



The kitchen of 27m2, (4,40m x 5,96m)
Tile floor, with double French doors opening onto the back garden, French ceiling

Back kitchen - 9m2

Office- library - 25.97m2 (5.35m x 4.85m)
Terracotta floor and wood burning stove with French ceiling



Living room - 43,30m2 (6,88 x 6,44 m)
Marble and terracotta floor, open fireplace with marble surround and built-in closets French ceiling

Bedroom 1 of 13m2 - terracotta floor and French ceiling

Shower room - 6.25m2 - shower, toilet, sinks with tiled floor

Bedroom 2 (4.59 x 5.8 m) - 23.82 m2
Terracotta floor and decorative wooden fireplace French ceiling



Laundry room and bathroom 10m2 shower, toilets and sinks

Bedroom n°3- (4,5m x 5,29m) - 23,91m2 -
wooden floor, decorative wooden fireplace, French ceiling

From the room a part that can be independent
Corridor
Shower room 4m2.
Living room of 38m2 - Living room with kitchen - bar. Tiles on the floor - possible access to outbuildings - possibility to create more living space



Bedroom n°'4 - 23m2 (5,88m x 3,95m)
French window opening on the garden and terracotta floor

Second entrance