



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6332

• Castle / Manor - Issigeac •

SOLD



## DETAILS

**Land surface:** 45270 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel et aérothermique

**Drainage/sewage:** deux fosse septiques

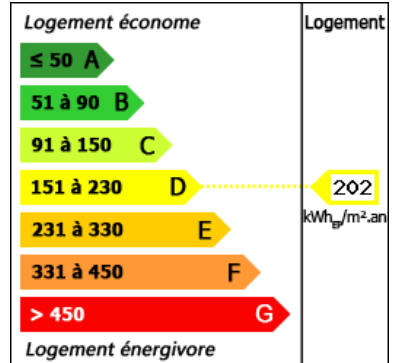
**Swimming pool:** Yes

**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 – 300m<sup>2</sup>  
4.5 ha - swimming pool and guest house - Outbuildings

300 m<sup>2</sup> living

45 270 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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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 m<sup>2</sup> (7,67m x 5,33m)

High French ceiling, marble floor, stone fireplace, beautiful volumes and very bright room

The kitchen of 27m<sup>2</sup>, (4,40m x 5,96m)

Tile floor, with double French doors opening onto the back garden, French ceiling

Back kitchen - 9m<sup>2</sup>

Office- library - 25.97m<sup>2</sup> (5.35m x 4.85m)

Terracotta floor and wood burning stove with French ceiling

Living room - 43,30m<sup>2</sup> (6,88 x 6,44 m)

Marble and terracotta floor, open fireplace with marble surround and built-in closets French ceiling

Bedroom 1 of 13m<sup>2</sup> - terracotta floor and French ceiling

Shower room - 6.25m<sup>2</sup> - shower, toilet, sinks with tiled floor

Bedroom 2 (4.59 x 5.8 m) - 23.82 m<sup>2</sup>

Terracotta floor and decorative wooden fireplace French ceiling

Laundry room and bathroom 10m<sup>2</sup> shower, toilets and sinks

Bedroom n°3- (4,5m x 5,29m) - 23,91m<sup>2</sup> -

wooden floor, decorative wooden fireplace, French ceiling

From the room a part that can be independent

Corridor

Shower room 4m<sup>2</sup>.

Living room of 38m<sup>2</sup> - Living room with kitchen - bar.

Tiles on the floor - possible access to outbuildings - possibility to create more living space

Bedroom n°4 - 23m<sup>2</sup> (5,88m x 3,95m)

French window opening on the garden and terracotta floor



Second entrance