



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6533

• House - Issigeac •



## DETAILS

**Land surface:** 83270 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

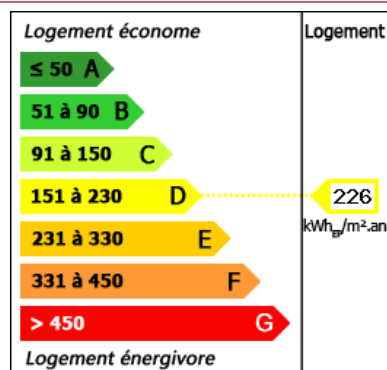
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Magnificent country property just 10 minutes from Issigeac, one of the most beautiful villages in the Dordogne. Main house + 2 guest houses + pool  
20 mins from Bergerac city with its airport and train station

250 m<sup>2</sup> living

83 270 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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Price fees included

520 000 €

Agency fees: 4,6 % VAT included\*

Price without fees: 497 000 €

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





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## • Description ref n°6533 •

Charming property in a small hamlet located in a beautiful organic and natural environment

The property consists of three stone houses

The main house: Beautiful perigourdine property comprising of

Entrance hall, 9 m<sup>2</sup>

bathroom, toilet,

large sitting room of 43 m<sup>2</sup> with a fireplace, wooden staircase leading to mansarde two bedrooms, kitchen 30 m<sup>2</sup> with french doors leading to patio and to the fantastic covered terrasse

Master bedroom with en-suite bathroom, from the kitchen a wooden staircase leads to an office / bedroom

Beautiful large covered terrace, summer kitchen

1/ Independent stone guest house, double glazing, two bedrooms 18 m<sup>2</sup> and 24 m<sup>2</sup>, bathroom wc, and an adjoining garage

2/ Guest house: benefiting from double glazing, large living space with kitchen area 48 m<sup>2</sup>, mezzanine area and bedroom of 22 m<sup>2</sup>, bathroom, wc.

Garage workshop 22m<sup>2</sup>

wine cellar with air conditioning.

Very beautiful environment, covered salt water swimming pool 5 X 11 m

a dovecote

Mature gardens

