



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6597

• House - Issigeac •



## DETAILS

**Land surface:** 3029 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** clim reversible

**Drainage/sewage:** microstation

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open 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

Privileged location, a stone's throw from the medieval town of Issigeac, beautiful stone property comprising main house, two gites, charming stone barn with garage and swimming pool.

194 m<sup>2</sup> living

3 029 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

624 000 €

Agency fees: 4 % VAT included\*

Price without fees: 600 000 €

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





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## • Description ref n°6597 •

Magnificent recent renovation for this former stone farmhouse benefitting from 5 bedrooms.

The charming stone house offers an immaculate presentation, and all on one level, it benefits from a living area of 57 m<sup>2</sup> with French doors leading onto the courtyard and onto the swimming pool, a superb fitted kitchen opens onto the dining and reception area with fireplace.

Main bedroom access from the house and with independent entrance

-bathroom,- 10m<sup>2</sup> bath, shower and double washbasin, towel dryer, WC

Two bedrooms of approx 15.50 m<sup>2</sup>

Shower room - 6.6m<sup>2</sup> with shower, sink, shower, heated towel rail

Laundry room benefitting from an independent entrance to the exterior

The two gites/guest accommodation of 30m<sup>2</sup>, renovated and tastefully decorated with care, each with private terrace with views of the open countryside, bedroom, bathroom, WC and kitchen area.

The property also benefits from reversible air conditioning, double glazing and a micro station septic tank.

Fantastic heated 'basin'-style swimming pool of 4m x 8m with its natural stone deck

Stone barn of 144m<sup>2</sup> and a garage of 85m<sup>2</sup>

A private driveway lined with Cypress trees leads to the house and the beautiful garden of over 3000m<sup>2</sup> with shrubs and trees.

The village of Issigeac, one of the most beautiful medieval villages in the Dordogne with its restaurants and boutiques and shops is a few kilometers away.

The town of Bergerac on the banks of the Dordogne with its train station and airport is 15km away

A charming residence combining the authenticity of stone but also a modern feel throughout.

