



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6668

• House - Issigeac •



DETAILS

Land surface: 20367 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

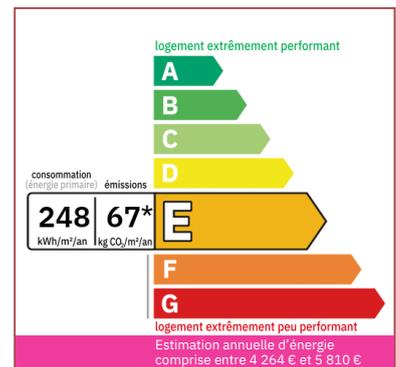
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1900



Magnificent Périgourdine House near Issigeac and Bergerac
5 bedrooms and 4 bathrooms. 2ha. with swimming pool and tennis court.
Lots of character.

228 m² living

20 367 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

742 000 €

Agency fees: 3,9 % VAT included*

Price without fees: 714 000 €

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



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• Description ref n°6668 •

Very beautiful stone house of 228 m² of living space located 5 minutes from a quiet village and at the end of a hamlet, Issigeac 10 minutes away.

Privileged location located in land of more than 2ha with a large swimming pool and tennis court.

The house offers on the ground floor an entrance - 25m².

Wooden staircase leading to the 'West' floor.

Winter living room - 22m² with magnificent stone fireplace dating from the 14th century.

Terracotta floor with beams and exposed stones.

Bedroom no. 1, 17m² floor plan. with tiled floor.

Behind the winter living room, bedroom n°2 - 18m², French doors opening onto the garden, parquet flooring, its ensuite bathroom of 6m², double sinks, Italian shower, WC and another separate WC

Billiard room or library of m² acres in the front garden.

Equipped kitchen of 16.50m² with granite worktop, bar, dishwasher, double ovens, fridge and hob. by the 'Bosch' brand;

Door to the upper garden and to the terrace and swimming pool.

Large dining room of 32m² with open stone fireplace, terracotta and stone flooring and exposed beams; Door to the garden. Staircase leading to the 'East' floor

Corridor,

Bedroom n°3, 20m² floor plan, door to the garden and with its bathroom - 9m², sink and walk-in shower, WC.

Boiler room- 4m². 9m² summer kitchen and utility room - door to large covered terrace with views over the park and swimming pool

East Floor -

Access via the staircase located in the dining room

Bedroom n°4 of approx. 22m² with its bathroom - Italian shower, sink and WC

'West' floor - access from the entrance

Bedroom n° 5 of 17m² with its shower room - Italian shower and sink.

Attic



Large chlorine and solar heated swimming pool with its