



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7066

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 3232 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

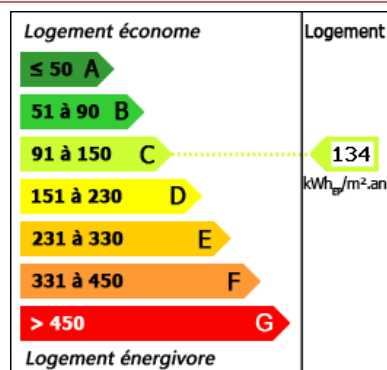
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Magnificent historic residence with walled garden and watchtower in the heart of a renowned Dordogne bastide. Restaurants and cafés within walking distance. Bergerac airport 30 minutes away. A true architectural gem.

230 m<sup>2</sup> living

3 232 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

525 000 €

Agency fees: 5 % VAT included\*

Price without fees: 500 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°7066 •

Hidden behind majestic iron gates and lively stone walls.....

This beautiful historic residence with watchtower is a true architectural gem.

Situated in the heart of a renowned medieval bastide town in the southern Dordogne, it features a delightful walled garden with its own watchtower.

This manor house needs some refreshing work, but still boasts many original features that add character and charm to the property.

The structural works are in good condition, and with a little love and attention, this house can be transformed into a real gem.

Arranged over three levels with 230 m2 of living space, double-glazed windows and central heating

### --Ground floor--

A welcoming 8m2 entrance hall with built-in cupboards and terracotta floor.

-A former business premises of 28m2 that can be used as a master bedroom on the ground floor with exposed beams and direct access to the garden.

-Another room of 9m2

-Shower room, toilet and washbasin with terracotta floor tiles.

-Cellar 11m2.

-Storeroom 11m2.

-Boiler/laundry room 4m2

### --1st floor --

- 38m2 living/dining room with built-in cupboards, fireplace and exposed beams.

-Kitchen approx. 14m2 with tiled floor

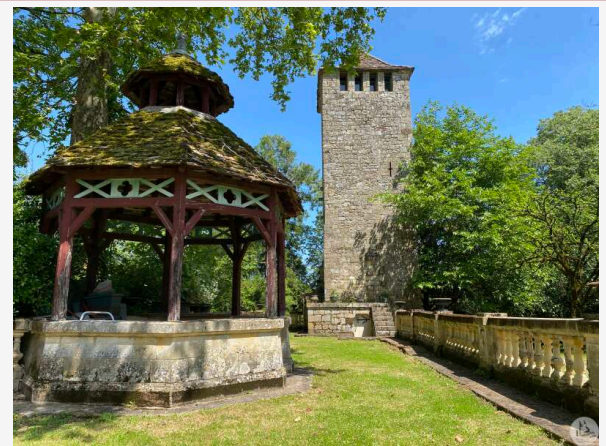
11m2 hallway with built-in cupboards and parquet flooring

-WC - 5m2

-11m2 office or bedroom with marble floor

-11m2 bedroom or study with marble floor, washbasins.

-WC with cupboards and tiled floor - 4m2



### -- 2nd floor --