



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7102

• House - Issigeac •



## DETAILS

**Land surface:** 6900 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** PAC, Fuel et cheminée

**Drainage/sewage:** Pit all waters

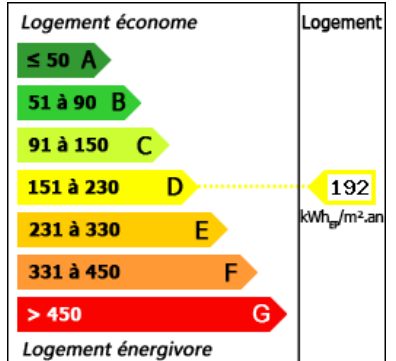
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1838



Magnificent country house just 10 minutes from Issigeac, one of the most beautiful villages in the Dordogne.

20 mins from the riverside town of Bergerac with its airport and train station

240 m<sup>2</sup> living

6 900 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

472 500 €

Agency fees: 5 % VAT included\*

Price without fees: 450 000 €

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





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## • Description ref n°7102 •

This charming stone property also benefits from a pretty garden with mature trees and shrubs of 6900 m<sup>2</sup>, a stone garage for 2 cars of 28m<sup>2</sup> with a workshop of 19m<sup>2</sup>.

2nd garage- car port or covered terrace of 29m<sup>2</sup> with electric doors

The house (240 m<sup>2</sup>)

Arranged on 3 levels with double glazing and heating by heat pump, this charming character house has 3 beautiful bedrooms and 2 bathrooms.

-Ground floor-

Covered terrace 29m<sup>2</sup>

Cellar – laundry room 7m<sup>2</sup>

Boiler room – 6m<sup>2</sup>

1st entrance, then corridor and separate WC of 2.35 m<sup>2</sup>

Shower room - 4.21m<sup>2</sup> with shower, basin and bidet - tiled floor

Fitted kitchen of 11m<sup>2</sup> - tiled floor, double French windows to the terrace and garden

Living room and dining room of 48m<sup>2</sup> stone and exposed beams and open stone fireplace. French doors opening onto the terrace and garden, tiled floor.

Bedroom 1 – Master suite of over 26m<sup>2</sup> - French windows leading to the garden and terrace. Built-in cupboards and French beamed ceiling.

Adjoining bathroom of 10m<sup>2</sup> with Italian shower, bath, WC, bidet and basin

-1 floor-

From the living room, wooden staircase leading upstairs and landing

Bedroom n° 2-23m<sup>2</sup>- Large bedroom with parquet floor, exposed beams and stone walls stone fireplace

Bedroom n° 3 -20m<sup>2</sup> Parquet floor and exposed beams.

Access by this floor or by the steps to the living room:

Vast living room of more than 60m<sup>2</sup> with cathedral high ceiling, exposed beams with stone fireplace, 'Jøtul' brand wood stove.

