



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7138

• House - Issigeac •



DETAILS

Land surface: 101740 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Clim reversible, bois et fuel

Drainage/sewage: Septic tank

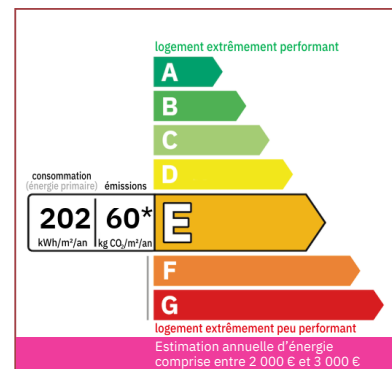
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Magnificent chartreuse close to the medieval town of Issigeac and Bergerac. 4 bedrooms each with en-suite shower rooms. Guest house and gîte. Full of charm - Quality renovation - 10 hectares - outbuildings.

331 m² living

101 740 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

795 000 €

Agency fees: 3,9 % VAT included*

Price without fees: 765 000 €

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



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Former farmhouse on two levels comprising :

- first floor:

Fitted kitchen with fireplace and staircase leading to second floor landing n°2

Dining room

living room on two levels, fireplace, toilet and staircase leading to mezzanine/sitting area/office on second floor n°1

Ground-floor bedroom 1 with fireplace, shower room with Italian shower, WC and washbasins.

Shower room and separate WC

laundry room with second staircase leading to second floor n°2 (bedroom 2),

- second floor 2

Bedroom 2 with shower room: washbasin, WC and walk-in shower.

Staircase from kitchen to first floor 3

Landing with parquet floor and exposed beams, bedroom and en-suite shower room with washbasin, WC and walk-in shower.

Landing with parquet floor and exposed beams, bedroom 4 with parquet floor, exposed beams and en-suite, 2 washbasins, WC and a bath and shower.

2) A guest house integrated into the house adjoining the farmhouse, arranged on two levels comprising:

*kitchen/living room, kitchenette, fireplace and staircase to bedroom,

Bedroom 5 with carpet and bathroom - with washbasin, bath, bidet and toilet - and exposed beams.

3) A self-contained apartment on two levels

kitchen/living room with tiled floor, fireplace and staircase leading to first-floor bedroom

bedroom 1 with en-suite shower room - with washbasin, shower, bidet and wc,

living room. Washbasin and wc

4) Outbuildings, gardens and grounds.

Shed/boiler room with washbasin, tiled shower and toilet,

cellar

