



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7179

• House - Issigeac •



DETAILS

Land surface: 8801 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

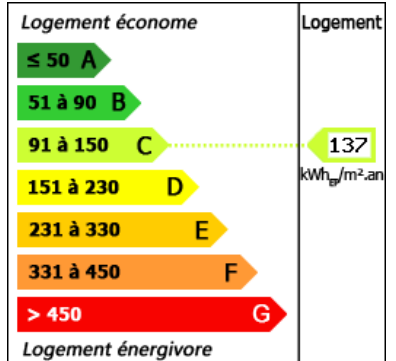
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



In the countryside, renovated barn of approx. 220m², beautiful volumes, 5 ensuite bedrooms, heated swimming pool, jacuzzi, summer kitchen, land of approx. 8801m² with open views.

221 m² living

8 801 m²

- Castillonès -

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Price fees included

598 550 €

Agency fees: 5 % VAT included*

Price without fees: 570 000 €

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



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Not far from the village of Issigeac, 15 minutes from Bergerac, this property at the end of a dead end with a beautiful view of the surrounding countryside, bright and modern with a beautiful covered terrace which runs along the property.

It consists of a large living room of approx. 58m², with a cathedral ceiling, travertine floors and concertina windows that open onto the covered terrace, a counter separates the living area from the fully equipped kitchen with marble worktop. granite.

There are two mezzanines, 22m² and 46m² one used as a lounge with television and the other as a games area with a bar and a pool table.

The left wing serves:

- a master suite with dressing room and adjoining bathroom with corner bath and large shower of approx. 26.3m², French window onto the terrace
- a guest toilet,
- a laundry room with cupboards and sink, door to the garden.

The right wing has a corridor leading to 4 en-suite double bedrooms of approx. 10.7m² with shower room and wc of approx. 2.5m².

Outside :

- a magnificent covered terrace of 221 m² in travertine leading to the heated swimming pool of 12 m x 6 m (with chlorine), with a large terrace around the swimming pool, in wood, a covered terrace with summer kitchen of approx. 45 m²,
- a separate spa area with an integrated jacuzzi of approx. 25m²
- a lower terrace of 100 m²
- a garage of approx 31m²



Oil fired central heating and wood burning stove.

All

