



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7190

• House - Castillonès •



## DETAILS

**Land surface:** 2 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** PAC

**Drainage/sewage:** Septic tank

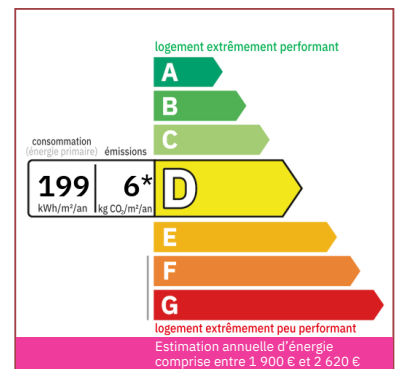
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Historical property offering a spacious character house, large barn and buildings. Swimming pool - 5 minutes from a bastide village . South of Bergerac

240 m<sup>2</sup> living

20 000 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

648 000 €

Agency fees: 4,5 % VAT included\*

Price without fees: 620 000 €

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





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## • Description ref n°7190 •

Set in a hamlet, beautiful stone property dating from the 17th century with open views offering impressive reception rooms, magnificent stone barn, 4 bedrooms, large swimming pool and a further smaller children's pool.

Enjoying views over the surrounding countryside, this spacious historic house is situated 5 minutes from the shops and the medieval bastide town of Castillonés.

The property also benefits from 2 hectares of mature gardens, covered terrace, relaxation areas and magnificent barn and outbuildings.

The main house offers

Large spacious living room and fitted kitchen 54m<sup>2</sup> with wood burner in a stunning stone fireplace, exposed beams and tiled floor.

Further large lumineuse sitting room 65m<sup>2</sup> with stone fireplace, exposed beams and tiled floor and benefiting from french doors leading to the gardens

Master bedroom 20 m<sup>2</sup> with en-suite shower room,

Wooden staircase leading to the first floor

3 bedrooms, 15 m<sup>2</sup>, 12m<sup>2</sup> and 15 m<sup>2</sup> one benefiting from an en-suite shower room

Family Bathroom

Smaller child's bedroom or office space

Convertible attic 20 m<sup>2</sup>

This property offers numerous period features, stone sinks, fireplaces and exposed stonework

Tucked away and offering a secluded private area there is a large swimming pool with paved surrounding terrace and a further smaller child's pool

Covered eating area, WC and pool house

Vaulted wine cellar



Magnificent Stone barn of over 400 m<sup>2</sup> ideal for the