



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7232

• House - Issigeac •



## DETAILS

**Land surface:** 28703 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** PAC

**Drainage/sewage:** Septic tank

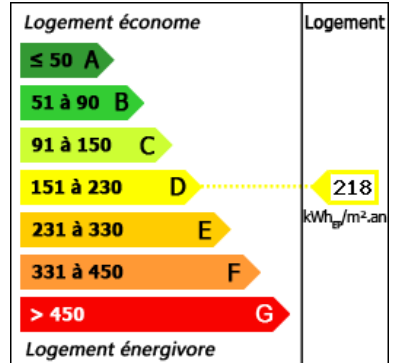
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Magnific Perigourdine longere of 4 bedrooms with 4 stylish studio apartments. Large barn partially converted, heated swimming pool. Beautifully restored

360 m<sup>2</sup> living

28 703 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

884 000 €

Agency fees: 4 % VAT included\*

Price without fees: 850 000 €

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





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## • Description ref n°7232 •

Charming stone perigourdine property situated close to the charming medieval village of Issigeac. Peaceful and bucolic setting.

2,8 hectares of land, 4 bedrooms in the main house, 4 exquisite studio guest accommodation, partially renovated large barn, heated swimming pool, the property is tastefully renovated. Gorgeous !

The house comprises on the ground floor :

A spacious 45 m<sup>2</sup> kitchen/ sitting room, polished concrete floor and exposed beams.

leading to the dining room ( 5 X 3.5m) with sliding doors leading onto the pool area. This room has tiled floors and benefits from a woodburning stove.

Office /larder 9 m<sup>2</sup>

Tv room/snug (4.3 X 3.3m) with wood burning stove, polished concrete floors

Large entrance hall (5.7 X 3.5m) tiled floors

Laundry area (2.9 x 2.1m)

Shower room (2.2 x 1.8 m) with shower, washbasin, WC

Main bedroom (4 x 5 m) with cupboard and storage, tiled floors

ensuite bathroom ( 3.2 x 3.2 m) with bathtub, shower, washbasin, WC tiled floors windows to the front of the property

Guest bedroom (5.1 x 5.3m) tiled floors, fireplace, windows to the front of the property.

Original wooden staircase leads to the first floor  
wooden flooring throughout

Landing of 3 m<sup>2</sup>

Bedroom under the eaves ( 4.8 X 2.3 m)

Shower room with WC , washbasin, tiled ( 1.5 x 2.3 m)

Bedroom under the eaves (5.2 x 2.1 m)

The property benefits from reversible air conditioning , electric heaters and wood burning stoves.

Barn partially converted with heaps of potential  
Further workshop and garage



The riverside town of Bergerac, famous for its wines, is less than 30 minutes away, where you will find the train