

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7365

• House - Issigeac •



### **DETAILS**

Land surface: 20367 m<sup>2</sup>

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

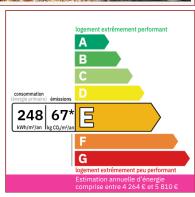
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** 1900



Magnificent Périgourdine House near Issigeac and Bergerac 5 bedrooms and 4 bathrooms. 2ha. with swimming pool and tennis court. Lots of character.

228 m<sup>2</sup> living

20 367 m<sup>2</sup>

Issigeac -Grand Rue24560 Issigeac

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Price fees included

742 000 €

Agency fees: 3,9 % VAT included\* Price without fees: 714 000 €

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

Non-binding document



## Agence Immobilière Valadié

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## • Description ref n°7365 •

Very beautiful stone house of 228 m2 of living space located 5 minutes from a quiet village and at the end of a hamlet, Issigeac 10 minutes away.

Privileged location located in land of more than 2ha with a large swimming pool and tennis court.

The house offers on the ground floor an entrance - 25m2.

Wooden staircase leading to the 'West' floor.

Winter living room - 22m2 with magnificent stone fireplace dating from the 14th century.

Terracotta floor with beams and exposed stones.

Bedroom no. 1, 17m2 floor plan. with tiled floor.

Behind the winter living room, bedroom n°2 - 18m2, French doors opening onto the garden, parquet flooring, its ensuite bathroom of 6m2, double sinks, Italian shower, WC and another separate WC

Billiard room or library of m2 aces in the front garden.

Equipped kitchen of 16.50m2 with granite worktop, bar, dishwasher, double ovens, fridge and hob. by the 'Bosch' brand;

Door to the upper garden and to the terrace and swimming pool.

Large dining room of 32m2 with open stone fireplace, terracotta and stone flooring and exposed beams; Door to the garden. Staircase leading to the 'East' floor

### Corridor,

Bedroom n°3, 20m2 floor plan, door to the garden and with its bathroom - 9m2, sink and walk-in shower, WC. Boiler room- 4m2. 9m2 summer kitchen and utility room - door to large covered terrace with views over the park and swimming pool

## East Floor -

Access via the staircase located in the dining room
Bedroom n°4 of approx. 22m2 with its bathroom Italian shower, sink and WC

'West' floor - access from the entrance Bedroom n° 5 of 17m2 with its shower room - Italian shower and sink.

Attic







