



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7396

• House - Issigeac •



DETAILS

Land surface: 68010 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel et bois

Drainage/sewage: Septic tank

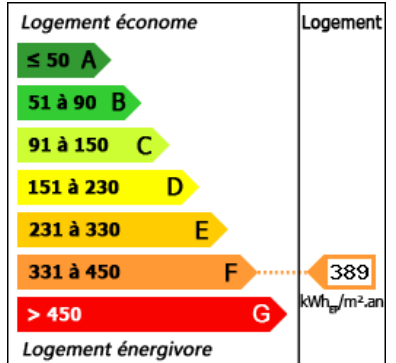
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Exclusive -Benefiting from a peaceful setting, nestled in the heart of 6 hectares, Mill house, outbuildings, caretaker's house and beautiful lake..

Close to the stunning village of Issigeac & riverside town of Bergerac,

324 m² living

68 010 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

680 000 €

Agency fees: 4,1 % VAT included*

Price without fees: 653 000 €

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



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The Mill with its origins dating from the XVI century offers over 264m² of living space with 4 bedrooms. Benefiting from, on the ground floor, of a spacious kitchen of 34m² with beautiful original large stone open fireplace, exposed beams and stone walls. Other "patined tiled floor. Floor 'window' with view directly on to the stream below.

Wooden staircase leading upstairs to the 1st floor

Adjacent dining room-21m² with bespoke fitted cupboards. Stone and wood flooring.

Cloakroom, guest toilets, storage room.

Library or 2nd living room - 21m² with wooden carved fireplace, built-in and bespoke crafted wooden shelving, exposed beams and beautiful stone floor. French windows opening onto the terrace which overlooks the river.

Large living room- 52m² with original millstone feature. Terracotta floor and exposed beams. Door to a exquisite second terrace and to the river. Second door leading to the front of the property. Cloakroom, guest toilets, storage room.

- First floor-

Landing area. Bathroom – 7.40m² with bath and basin

1st Bedroom of 26m² with fitted carpet and exposed beams.

2nd bedroom of 13.m² 70m² overlooking the terrace, fitted carpet. Shower room – 6m² with shower, basin and WC. Dressing room.

Bedroom 3 - 22m² with beautiful decorative wooden fireplace.

Main bedroom - n°4- Gorgeous bedroom of 38m² - with lovely stone fireplace

