



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7396

• House - Issigeac •



## DETAILS

**Land surface:** 68010 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel et bois

**Drainage/sewage:** Septic tank

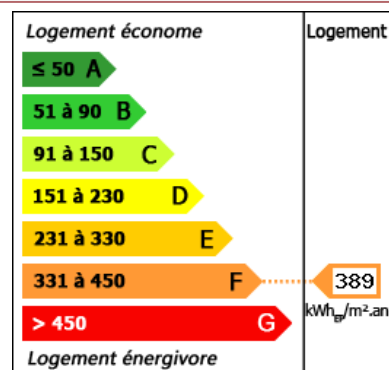
**Swimming pool:** No

**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 m<sup>2</sup> living

68 010 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

595 000 €

Agency fees: 4,4 % VAT included\*

Price without fees: 570 000 €

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





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## • Description ref n°7396 •

The Mill with its origins dating from the XVI century offers over 264m<sup>2</sup> of living space with 4 bedrooms. Benefiting from, on the ground floor, of a spacious kitchen of 34m<sup>2</sup> 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-21m<sup>2</sup> with bespoke fitted cupboards.

Stone and wood flooring.

Cloakroom, guest toilets, storage room.

Library or 2nd living room - 21m<sup>2</sup> 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- 52m<sup>2</sup> 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 – 7.40m<sup>2</sup> with bath and basin

1st Bedroom of 26m<sup>2</sup> with fitted carpet and exposed beams.

2nd bedroom of 13.m<sup>2</sup> 70m<sup>2</sup> overlooking the terrace, fitted carpet.

Shower room – 6m<sup>2</sup> with shower, basin and WC.

Dressing room.

Bedroom 3 - 22m<sup>2</sup> with beautiful decorative wooden fireplace.

Main bedroom - n°4- Gorgeous bedroom of 38m<sup>2</sup> - with lovely stone fireplace

