



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7450

• House - Issigeac •



## DETAILS

**Land surface:** 3901 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à chaleur et Bois et climatisation

**Drainage/sewage:** Everything in the sewer

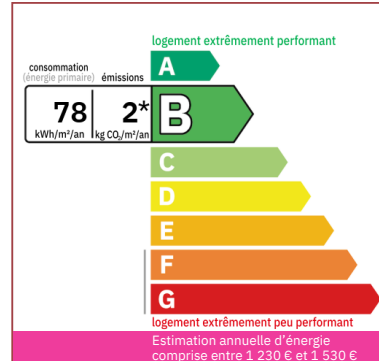
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Magnificent 'maison de maitre' village house with heated pool, summer kitchen, stone outbuildings and 2nd guest house to renovate, garden, terraces....

220 m<sup>2</sup> living

3 901 m<sup>2</sup>

Non-binding document

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price

599 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°7450 •

Beautiful stone house, recently and superbly renovated, using natural and quality materials.

The house is located in a pretty and dynamic village with a local shop and café both accessible by foot.

The renowned medieval village of Issigeac at under 10 minutes by car.

The riverside town of Bergerac known for its quality wines is under 20 mins, boasting its own airport and train station.

On the property there is also an adjacent small stone house to renovate if desired, for a future guest cottage or for the many family and friends who we be visiting.

Perfection!

This elegant property has kept all its authenticity, yet has all the comfort required by a modern home, lovely honey toned stone walls, exposed oak beams and parquet floors..... It also benefits from recent double-glazed windows, central underfloor heating by a heat pump 'Atlantic, has reversible air conditioning and a cosy and efficient wood stove.

The house is accessed from the front of the property by a lovely wrought iron gate into an enclosed courtyard, also giving access to the barn, garage and a parking area.

There is also a 2nd access by a driveway behind the property.

The property benefits on the ground floor :

Entrance and living room of 33m<sup>2</sup> with access to the garden and terraces.

Guest toilet with washbasin - 2m<sup>2</sup>

Large open planned equipped kitchen of 45m<sup>2</sup> with a cooking range, an extractor hood, granite worktops, double sinks, cabinets and a central island.

Adjacent Dining room / living room area, then French windows opening onto the terrace and garden.

Laundry room with boiler room ( 8.60m<sup>2</sup> ) with sink, and storage area.

There is underfloor heating by a heat pump on this level and travertine natural stone floors.

Wooden staircase leading to the upper floor

-1st Floor

