



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7461

• House - Issigeac •



## DETAILS

**Land surface:** 75510 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

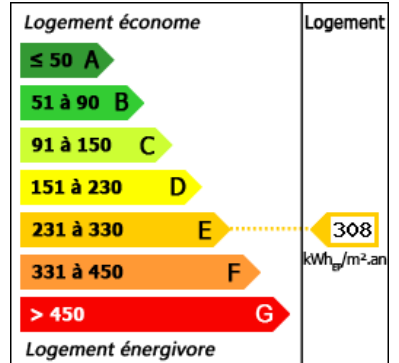
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Charming rendered stone property set in gardens and grounds of 7,5 hectares with mature trees, pasture, some woodland. Equestrian facilities  
Property with 5 bedrooms, swimming pool

200 m<sup>2</sup> living

75 510 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price

385 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°7461 •

This spacious house is set in a peaceful setting with grounds surrounding the property, ideal for horses and animals, the house is accessed by a private driveway with gates.

Nestled in the countryside between Issigeac and Beaumont du perigord.

The property is arranged over two floors.

The house benefits from a spacious fitted kitchen, with a godin stove, french doors leading to the large terrasse.

The sitting room is bathed in natural light and features a Godin wood-burning stove, creating a warm and welcoming atmosphere.

On the ground floor, there is a double bedroom with a large shower room.

Upstairs, the accommodation offers four additional bedrooms, perfect for accommodating family or guests, family bathroom. Also attic space that could be converted.

Outside, a gorgeous south facing terrace makes the most of sunny days, while a swimming pool to the rear of the property offers an area for relaxation.

There is also a garage and workshop providing additional storage space or shelter for vehicles.

The property is equipped with horse-friendly structures, sand school, which will delight horse-riding enthusiasts. This charming property combines modern comforts with outdoor space, all in a peaceful setting, making it an ideal place to live for those seeking both tranquillity and close proximity to two sought after villages. It's a true haven of peace for lovers of nature and comfort.

The house also benefits from double glazing and electric heating.

Chlorine swimming pool of 10 X 5m

Large covered terrasse to the front of the property of 14m X 2.5 m

Garage 21 m<sup>2</sup>

Workshop 19 m<sup>2</sup>

Stone wood store

Wooden horse boxes

Manège horse riding arena

