



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7534

• House - Issigeac •



## DETAILS

**Land surface:** 12.61 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

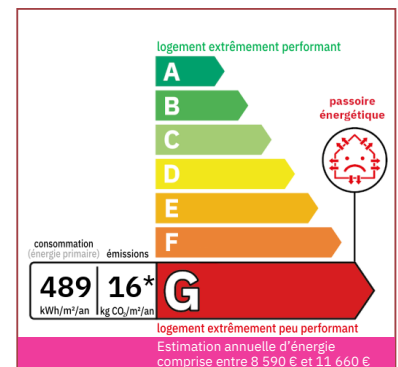
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1700



Magnificent 'Chartreuse' property close to the medieval village of Issigeac and Bergerac, Dordogne. Dominant position with views. Numerous beautiful stone outbuildings - 14 hectares of land

400 m<sup>2</sup> living

126 100 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

455 000 €

Agency fees: 5,8 % VAT included\*

Price without fees: 430 000 €

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



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## • Description ref n°7534 •

Its origins date back to the 16th century, when it was a Protestant fiefdom, then belonged for many years to a local noble Bergerac family.

14-hectare estate with views over the countryside, only 5 minutes from shops and the beautiful historic village of Issigeac.

La Chartreuse - Charter house offers over 400m<sup>2</sup> of living space set on one level, with 5 bedrooms, 2 bathrooms and many period features.

The house is composed as follows. Entrance hall with large corridor.

Simple kitchen

Dining room, study

5 bedrooms with parquet flooring

Convertible attic

The property requires a complete renovation, a new heating system and septic system.

On the property several stone outbuildings, barns, barn with enclosed courtyard, barns, former wine storehouse, wine cellar, stables, dovecote ...

Great project as a futur rental complex, equestrian property or family home.

