Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7726 • House - Issigeac •



DETAILS

Land surface: 41692 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Unknown

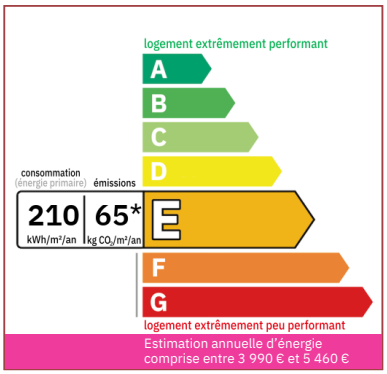
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900



Charming house of approx. 250 m2 of living space, 5 bedrooms, garage, well, covered terrace, indoor swimming pool and a plot of over 4 hectares not adjoining! 20 minutes from Bergerac, with no neighbors. 5 km from ISSIGEAC

250 m² living

41 692 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

233 000 €

Agency fees: 5,9 % VAT included*
Price without fees: 220 000 €

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

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• Description ref n°7726 •

Beautiful stone house restored in the 1980s, with no overlooking neighbours, offering generous space and spaciousness, ideal for a large family or a guest house project.

On the ground floor, upon entering, you will be greeted by a vast 21.6 m² hall with built-in storage. The welcoming and spacious kitchen (19.7 m²) is perfect for sharing meals with the family. The heart of the house is the 65 m² living/dining room, heated by an insert fireplace and bathed in light. A hallway with cupboards leads to a practical utility room (4 m²), a shower room, a hallway, a separate toilet with a washbasin, as well as a boiler room and a small cellar.

From the entrance hall, a wooden staircase leads to a mezzanine converted into a bedroom (22.9 m²) with built-in cupboards. Adjacent to the property is a fifth bedroom (16.5 m²) with a skylight, shower, and sink, offering significant independence.

Upstairs, also accessible from the living room, a large 16 m² landing leads to four additional bedrooms, all equipped with closets. Bedroom 1 (13.3 m²) boasts a charming exposed stone wall and laminate flooring, while bedrooms 2, 3, and 4 (between 10.9 and 13 m²) are warm and bright. There is also a bathroom with a sink and bidet, as well as a separate toilet.

Outside, the grounds are flat, wooded, and divided into two sections, one of which adjoins the house. The unobstructed view to the rear ensures peace and privacy. For sunny days, you'll enjoy a covered terrace with a barbecue area and manual awning, overlooking an 11x5 m indoor salt-water pool, whose liner and pump were recently replaced. An adjoining garage (20 m²), an open-air shed, and a small workshop complete this property, not to mention the well that supplies the property.

A peaceful and authentic living space, where each room has its own character and history. Discover it now.







