



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7847

• House - Issigeac •

FAVORITE



DETAILS

Land surface: 119103 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: chauffage central électrique au sol, d'une pompe à chaleur, de poêles à bois.

Drainage/sewage: Pit all waters

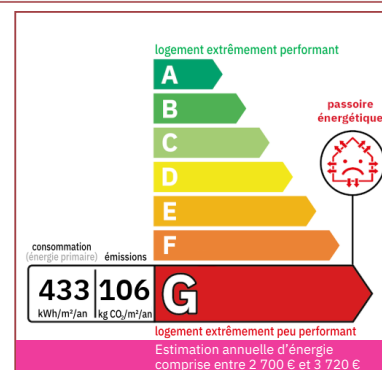
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Character estate, near Issigeac and Bergerac, nestled in the heart of 11 hectares magnificent Périgourdine with a dovecote, second home and cottage, 14m x 7m swimming pool, tennis court, outbuildings.....

350 m² living

119 103 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

1 811 000 €

Agency fees: 3,5 % VAT included*

Price without fees: 1 750 000 €

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



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• Description ref n°7847 •

A character estate nestled in 11 hectares of wooded countryside near the charming, and sought after village of Issigeac near Bergerac.Dordogne

The property offers a magnificent Périgourdine residence with dovecote, a secondary home, and a cottage/ studio, facing south with a magnificent 14m x 7m swimming pool, a tennis court, several outbuildings, large barn, carport and a stable.

Elegantly and beautifully renovated to a high standard while preserving its original features.

****La Périgourdine****

The main house boasts a living space of over 87m² on the ground floor.

Open-plan, bespoke and equipped kitchen (22m²) with a central island, hob, range cooker, stone sink, and refrigerator.

Marble countertop. Natural stone floor. Utility room – 3.3m²

Carved wooden staircase leading to the upper floor and a mezzanine hallway – parquet flooring

A 22m² living room with natural stone flooring; a 40m² dining room with a fireplace and an insert stove.

A separate toilet with a dressing room.

**** 1st floor - Left wing ****

Bedroom 1: Master suite of 33m² including a bathroom area with a freestanding bathtub, toilet, and dressing room.

Bedroom 2: 10.41m² with a shower room including a shower, sinks, and toilet.

Staircase leading to the dovecote/office or Bedroom 3 of 9.14m². On two levels
(2 bedrooms possible)

Bedroom No. 4: or large dressing room - 15.88 m² with large storage closet and en-suite shower room of 3 m², equipped with a shower, sinks, and toilet.



**** Ground Floor ****

**** Large living room: 60 m² with bay window**