



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7918

• Castle / Manor - Bergerac •



DETAILS

Land surface: 4.39 ha

Number of bedrooms: 9

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Elegant 17th-century chateau in the heart of a historic estate;
Nestled within its 4 hectares and just 5 minutes from Bergerac town center

546 m² living

43 900 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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Price fees included

1 890 000 €

Agency fees: 5 % VAT included*

Price without fees: 1 800 000 €

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



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Located just 5 minutes from the town of Bergerac, in the heart of the Dordogne Valley, this exceptional property benefits from proximity to UNESCO World Heritage sites and is just 1.5 hours from Bordeaux.

The estate is bordered by dry moats crossed by several bridges, adding charm and character to the property. Two entrance pavilions harmoniously frame the main building and terrace, reinforcing the symmetry of the site.

A horseshoe-shaped staircase to the main entrance of the central building and the main entrance - 26m²

-Ground Floor-

Main entrance and hallway 26m²

The kitchen, the heart of the house, this characterful kitchen, 7.9m x 6.1m (48m²) with antique tile floors and exposed beams, seduces with its conviviality and functionality, featuring an impressive stone fireplace for cozy evenings.

Fully equipped with all modern conveniences, a professional double oven, six hobs, a Smeg Falcon gas cooktop, extractor hood, slate worktop with a built-in sink, a central slate island with overhead heat lamps, and a large wood-burning stove.

Back kitchen/pantry, 5m², terracotta tiled floor.

A large dining room of 44m², generously sized (7.7 x 5.7m). Its terracotta floor.

Bathed in natural light thanks to two French windows, the dining room opens onto a rear terrace. An interior door provides direct access to the living room/games room, creating a beautiful flow between the living spaces.

At the front, wide double doors lead to an interior terrace/hallway of 30 m² (16.5 x 1.8 m).

Scullery/pantry, 5 m², terracotta tiled floor.

Rear terrace 31 x 6 - 186 m²; 132 m² of lawn, 54 m² to the south.

BBQ area, tiled floor, stone, open fireplace, sink.

Main entrance and hallway.



Continuing from the large dining room.