Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8008 • House - Issigeac •



DETAILS

Land surface: 6900 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: PAC, Fuel et cheminée

Drainage/sewage: Pit all waters

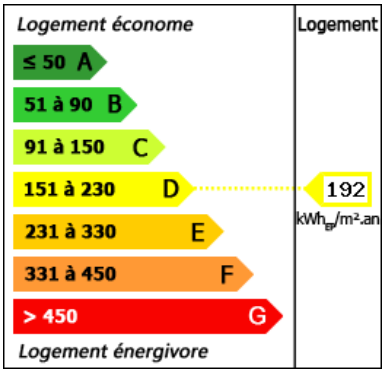
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1838



Magnificent country house just 10 minutes from Issigeac, one of the most beautiful villages in the Dordogne.
20 mins from the riverside town of Bergerac with its airport and train station

240 m² living

6 900 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

447 000 €

Agency fees: 5,2 % VAT included*
Price without fees: 425 000 €

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

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This charming stone property also benefits from a pretty garden with mature trees and shrubs of 6900 m2, a stone garage for 2 cars of 28m2 with a workshop of 19m2.

2nd garage- car port or covered terrace of 29m2 with electric doors

The house (240 m2)

Arranged on 3 levels with double glazing and heating by heat pump, this charming character house has 3 beautiful bedrooms and 2 bathrooms.

-Ground floor-

Covered terrace 29m2
Cellar – laundry room 7m2
Boiler room – 6m2
1st entrance, then corridor and separate WC of 2.35 m2
Shower room - 4.21m2 with shower, basin and bidet - tiled floor

Fitted kitchen of 11m2 - tiled floor, double French windows to the terrace and garden

Living room and dining room of 48m2 stone and exposed beams and open stone fireplace. French doors opening onto the terrace and garden, tiled floor.

Bedroom 1 – Master suite of over 26m2 - French windows leading to the garden and terrace. Built-in cupboards and French beamed ceiling.
Adjoining bathroom of 10m2 with Italian shower, bath, WC, bidet and basin

-1 floor-
From the living room, wooden staircase leading upstairs and landing
Bedroom n° 2-23m2- Large bedroom with parquet floor, exposed beams and stone walls stone fireplace
Bedroom n° 3 -20m2 Parquet floor and exposed beams.

Access by this floor or by the steps to the living room:
Vast living room of more than 60m2 with cathedral heigh ceiling, exposed beams with stone fireplace, 'Jøtul' brand wood stove.







