



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8138

• House - Issigeac •



DETAILS

Land surface: 4263 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

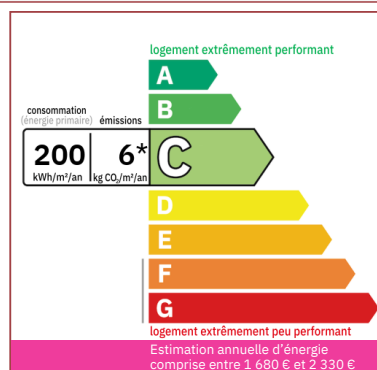
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Périgourdine with swimming pool and wooded grounds – Peace and comfort in the countryside

239 m² living

4 263 m²

Non-binding document

- Castillonnes -
12 Place Jasmin
47330 Castillonnes
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Price fees included
508 800 €
Agency fees: 6 % VAT included*
Price without fees: 480 000 €
*The agency fees are entirely at the cost of the purchaser



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• Description ref n°8138 •

Charming Périgourdine house with swimming pool and large wooded garden – A peaceful way of life

Just minutes from amenities, nestled in a serene and verdant setting, this beautiful Périgourdine-style house flourishes on a wooded plot of over 4,200 m². A peaceful place, where nature and comfort harmoniously blend.

From the entrance, the space impresses: a vast living room of approximately 65 m² bathed in light accommodates a warm living room, a convivial dining room, and a fully equipped open kitchen. The large windows invite you to fully enjoy the outdoors, with two terraces, one of which is covered, ideal for al fresco dining or summer evenings.

The sleeping area on the ground floor offers a comfortable bedroom with a closet, as well as a modern bathroom with a walk-in shower, vanity unit, and a guest toilet.

Upstairs, a landing of approximately 4m² with storage leads to three attic bedrooms of approximately 13.5m², 15.5m², and 12.4m², all with built-in wardrobes and reversible air conditioning, including a master suite with its own bathroom of approximately 5.4m². A second spacious bathroom of approximately 8.8m² offers a bathtub, shower, and toilet, for everyday comfort.

In the basement of approximately 44.4m², the house extends into a large double garage, a workshop, a pantry/utility room of approximately 14.4m² with direct access to the interior, a crawl space, and a technical room dedicated to the swimming pool. For leisure activities, the 12x5 m pool, with a 1.60 cm flat bottom, is mosaic-tiled and salt-water-based, with a new system (2024), and a surrounding deck to fully enjoy the beautiful weather. The garden, adorned with fruit trees, offers a bucolic and well-kept setting, ideal for relaxation.

The amenities also include a new mechanical ventilation system, a lawn tractor, a pool robot, and a cover with a roller – all included in the sale.

A ready-to-move-in house, in a preserved environment, ideal for enjoying the good life in the Périgord region.

