



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8155

• House - Issigeac •

OPPORTUNITY



DETAILS

Land surface: 28703 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: PAC

Drainage/sewage: Septic tank

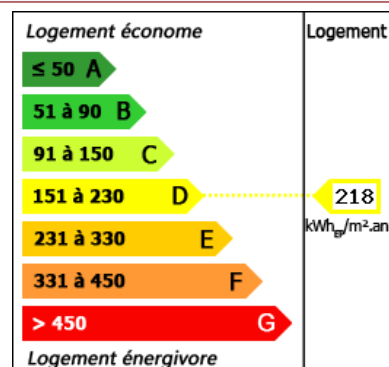
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Magnific Perigourdine longere of 4 bedrooms with 4 stylish studio apartments. Large barn partially converted, heated swimming pool. Beautifully restored

360 m² living

28 703 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

850 000 €

Agency fees: 3,9 % VAT included*

Price without fees: 818 000 €

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



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• Description ref n°8155 •

Charming stone perigourdine property situated close to the charming medieval village of Issigeac. Peaceful and bucolic setting.

2,8 hectares of land, 4 bedrooms in the main house, 4 exquisite studio guest accommodation, partially renovated large barn, heated swimming pool, the property is tastefully renovated. Gorgeous !

The house comprises on the ground floor :

A spacious 45 m² kitchen/ sitting room, polished concrete floor and exposed beams.

leading to the dining room (5 X 3.5m) with sliding doors leading onto the pool area. This room has tiled floors and benefits from a woodburning stove.

Office /larder 9 m²

Tv room/snug (4.3 X 3.3m) with wood burning stove, polished concrete floors

Large entrance hall (5.7 X 3.5m) tiled floors

Laundry area (2.9 x 2.1m)

Shower room (2.2 x 1.8 m) with shower, washbasin, WC

Main bedroom (4 x 5 m) with cupboard and storage, tiled floors

ensuite bathroom (3.2 x 3.2 m) with bathtub, shower, washbasin, WC tiled floors windows to the front of the property

Guest bedroom (5.1 x 5.3m) tiled floors, fireplace, windows to the front of the property.

Original wooden staircase leads to the first floor
wooden flooring throughout

Landing of 3 m²

Bedroom under the eaves (4.8 X 2.3 m)

Shower room with WC , washbasin, tiled (1.5 x 2.3 m)

Bedroom under the eaves (5.2 x 2.1 m)

The property benefits from reversible air conditioning , electric heaters and wood burning stoves.

Barn partially converted with heaps of potentiel

Further workshop and garage

4 tasteful studio apartments, ideal for guests or rental



The riverside town of Bergerac, famous for its wines, is