



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8248

• House - Issigeac •



DETAILS

Land surface: 4409 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

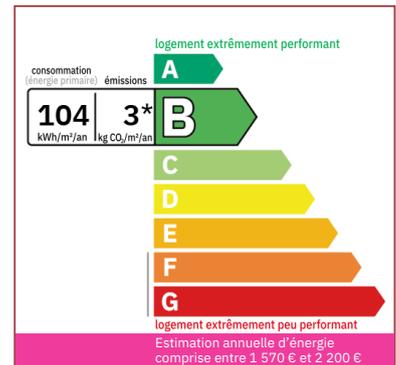
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Charming Stone Property with Pool and outbuildings near Issigeac & Bergerac
Set in a picturesque village just 10 minutes from the sought-after medieval town of Issigeac and 20 minutes from Bergerac 5 /6 bedrooms

208 m² living

4 409 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

685 000 €

Agency fees: 4,6 % VAT included*

Price without fees: 655 000 €

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



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• Description ref n°8248 •

Charming Stone Property with Pool and outbuildings near Issigeac & Bergerac

Nestled in a picturesque village just 10 minutes from the sought-after medieval town of Issigeac and 20 minutes from Bergerac—with its airport, train station, and renowned vineyards—this stunning stone house offers the perfect blend of authentic charm and modern comfort. Bordeaux is also within easy reach, just under two hours away.

The property features 5 spacious bedrooms, a dedicated office, outbuildings, and a recently built 10m x 5m heated saltwater pool—all set within beautifully landscaped grounds.

Interior Features:

Upon entry into the property, you are welcomed by a spacious hallway with travertine flooring and a guest cloakroom.

The fully fitted kitchen is a dream for food lovers, with a central island and granite worktops, double ovens, an Aga cooker, dishwasher, large refrigerator, wine chiller fridge.

The dining area, with its wood-burning stove and open fireplace, opens directly onto the garden via large French doors.

The sitting room features another fireplace with wood-burning stove, travertine flooring, and garden access, creating a warm and inviting space.

Throughout the home, double glazing and wooden shutters ensure excellent insulation and comfort.

First Floor:

A beautiful wooden staircase leads to the 27 m² master suite, complete with herringbone oak parquet flooring, a Juliette balcony overlooking the countryside, a roll-top bath, en-suite bathroom with Italian shower, double basins, Wc, and a dressing room.

Two further bedrooms with oak flooring and interior shutters share a family bathroom with walk-in shower,

