



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8278

• House - Issigeac •

EXCLUSIVE



## DETAILS

**Land surface:** 29908 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

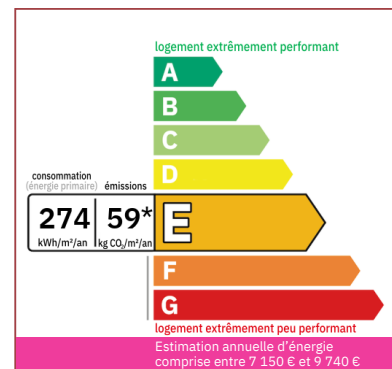
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



A rare opportunity to acquire a truly unique stone property set in an elevated position, offering breathtaking views over the surrounding countryside.

300 m<sup>2</sup> living

29 908 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

995 000 €

Agency fees: 4,7 % VAT included\*

Price without fees: 950 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8278 •

Exceptional Stone Property with Panoramic Views, Outbuildings & Heated Pool

A rare opportunity to acquire a truly unique stone property set in an elevated position, offering breathtaking views over the surrounding countryside.

With its charming architectural features, substantial outbuildings, and a heated saltwater pool, this is a property that offers both character and versatility—ideal for a family home, workshop-based business, or car enthusiast's retreat.

Accessed via a drive of approximately 500 meters, the property unfolds as a striking Périgourdine residence framed by two towers, The property comprises of

Entrance Hall (3.4 x 3.7 m / 13 m<sup>2</sup>): Original terracotta tiled floor, full of character.

Dining Room (6.1 x 6.4 m / 39.7 m<sup>2</sup>): Generous and elegant space featuring a stone fireplace and direct access to both the kitchen and living areas.

Fitted Kitchen with range (4.6 x 4.6 m / 21.8 m<sup>2</sup>): Situated in the east tower with French doors opening to the rear garden.

Sitting Room (7.5 x 5.6 m / 35 m<sup>2</sup>): Bright and spacious, with travertine flooring, a wood-burning stove, and French doors leading to the garden.

Bedroom 1 (West Tower) (2.7 x 5.7 m / 16 m<sup>2</sup>): Charming room with en-suite shower room (3.3 m<sup>2</sup>), travertine finish.

Bedroom 2 (Ground Floor) (4.4 x 4.7 m / 20.98 m<sup>2</sup>): Adjacent to a separate shower room (5 m<sup>2</sup>).

First Floor

Bedroom 3 (4.7 x 4.7 m / 22.68 m<sup>2</sup>): Featuring wooden floors, double-aspect windows, WC and hand basin.

Bedroom 4 (Eaves) (3.5 x 5.2 m / 18.36 m<sup>2</sup>): Cozy and characterful, with wooden floors

Bedroom 5 wooden staircase rises from the entrance

