



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8553

• House - Issigeac •



## DETAILS

**Land surface:** 115360 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

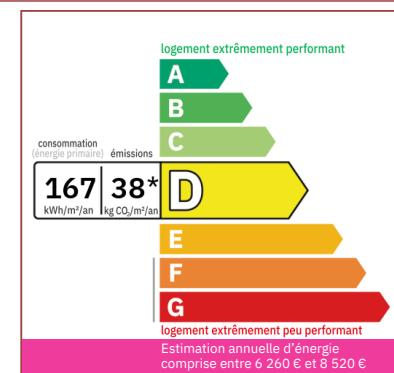
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



A charming estate nestled in the heart of over 11 hectares.

Main house, guest house, large barn, swimming pool, and pond...

Close to Bergerac and the medieval town of Issigeac

320 m<sup>2</sup> living

115 360 m<sup>2</sup>

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

Price fees included  
**760 299 €**

Agency fees: 5 % VAT included\*  
Price without fees: 724 095 €

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



## • Description ref n°8553 •

The property comprises:

Main house, a 14th-century. stone house

Living areas:

Entrance via a terrace, Entrance hall

33 m<sup>2</sup> kitchen with a stone fireplace

Living room also with a stone fireplace, dining room with a fireplace, exposed beams and stonework

Cellar/Laundry room



Bedrooms and sleeping areas:

The Dovecote: From the entrance hall, to the left, are two double bedrooms, one on the ground floor and the other upstairs.

A shower room on the ground floor serves both bedrooms.

Ground floor: Beyond the living room, there is a double bedroom with an en-suite bathroom.



Basement/Garden Level: From the office, a large bedroom with an en-suite bathroom opens directly onto the garden.

First Floor: Accessible via a staircase in the kitchen, there are two bedrooms. The furthest bedroom has access to a full bathroom serving both bedrooms.

Cellar/Laundry Room

Small barn with a mezzanine, accessible via a door from the dining room and the outside.



Guest House:

Two bedrooms, each with shower room

Living room with a fitted kitchen and wood-burning stove

Outdoors and Outbuildings:

12 x 5 m swimming pool with a deck and pool house

Large stone barn

Over 11 hectares of land, partly wooded, with a pond, spring, and well

