Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8553

• House - Issigeac •



DETAILS

Land surface: 115360 m²

Number of bedrooms: 8

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Septic tank

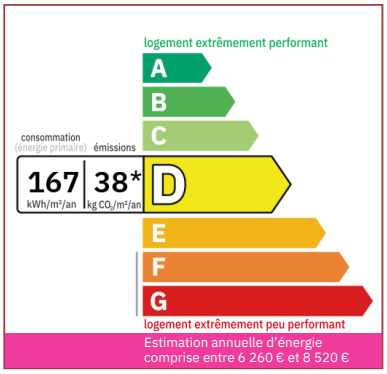
Swimming pool: Yes

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 m² living

115 360 m²

Non-binding document

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

Price fees included

697 500 €

Agency fees: 5 % VAT included*
Price without fees: 664 286 €

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

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• Description ref n°8553 •

The property comprises:

Main house, a 14th-century. stone house

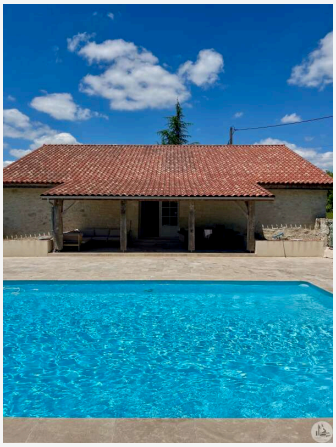
Living areas:
Entrance via a terrace, Entrance hall
33 m² kitchen with a stone fireplace
Living room also with a stone fireplace, dining room with a fireplace, exposed beams and stonework
Cellar/Laundry room



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