Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8556 • House - Castillonnès •



DETAILS

Land surface: 19824 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Pompe à chaleur

Drainage/sewage: Pit all waters

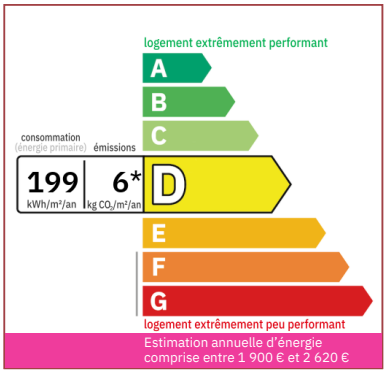
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1700



Historical property offering a spacious character house, large stone barn Swimming pool - 5 minutes from a bastide village. Grounds of 2ha
South of Bergerac

240 m² living

19 824 m²

Non-binding document

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

Price fees included

520 000 €

Agency fees: 5,1 % VAT included*
Price without fees: 495 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8556 •

Magnificent 17th-century stone property offering impressive reception rooms, a beautiful stone barn, and 4 bedrooms.

Nestled in a small, peaceful hamlet of just three properties, the house enjoys lovely views over the surrounding countryside.
This spacious historic home is located only 5 minutes from local shops and the medieval bastide of Castillonnès and is also under 15 minutes by car to Issigeac and Eymet.
Bergerac at about 20 -25 mins.
Set in approximately 2 hectares of mature gardens, the property benefits from a covered terrace, various relaxation areas, a magnificent stone barn, and additional outbuildings and swimming pool.





The house comprises:

- Ground floor-

Entrance via the covered terrace ideal for 'al fresco' eating.

Spacious living area with sitting area featuring a wood burning stove set a superb stone fireplace, fitted and equipped kitchen (54 m²) beautiful exposed stone walls and beams, floors in terracotta tiles and wood.



Door leading outside and a stone staircase descending to the garden.
From the living area wooden staircase leading to the 1st floor

Ground-floor principal bedroom (20 m²) with en-suite shower room including walk-in (Italian) shower, washbasin, heated towel rail, and WC.

Guest WC with hand basin.



A beautiful majestic and light filled living room (65 m²) with gorgeous ornamental stone fireplace, exposed stone walls and beams and tiled flooring with underfloor heating.
.Exposed stone walls and beams.

-First Floor-

From the living area/open plan kitchen wooden