



Ref : 8556

• House - Castillonnes •

FAVORITE



## DETAILS

**Land surface:** 19824 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Pit all waters

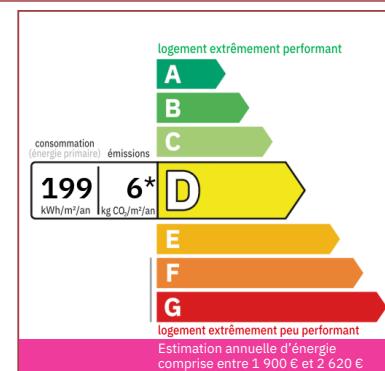
**Swimming pool:** Yes

**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. Parkland of 2ha  
South of Bergerac

240 m<sup>2</sup> living

19 824 m<sup>2</sup>

Non-binding document

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

Price fees included  
**550 000 €**

Agency fees: 4,8 % VAT included\*  
Price without fees: 525 000 €

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



## • Description ref n°8556 •

### - EXCLUSIVE - SOLE AGENCY -

Magnificent 17th-century stone property offering impressive reception rooms, a beautiful stone barn, and 4-5 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 ( $54\text{ m}^2$ ) 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 ( $20\text{ m}^2$ ) 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 ( $65\text{ m}^2$ ) with gorgeous ornamental stone fireplace, exposed stone walls and beams and tiled flooring with underfloor heating.

.Exposed stone walls and beams.

-First Floor-

