Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8738 • House - Issigeac •



DETAILS

Land surface: 2996 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

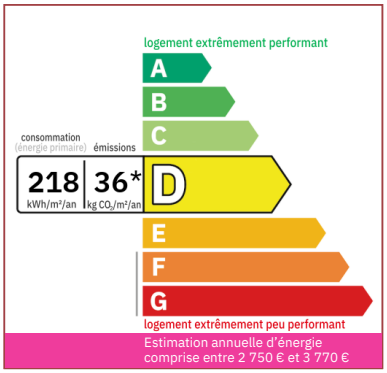
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautiful stone 'Périgordine' offering 3 bedrooms, a swimming pool and mature garden.
Close to the medieval town of Issigeac and the renowned bastide of Villeréal.

167 m² living

2 996 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

365 000 €

Agency fees: 4,6 % VAT included*
Price without fees: 349 000 €

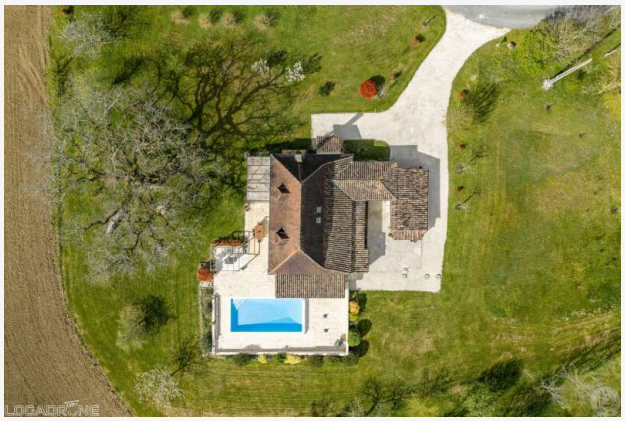
*The agency fees are entirely at the cost of the purchaser

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8738 •

Nestled in a peaceful hamlet just a few minutes from the charming villages of Issigeac and Villeréal, this beautiful stone Périgourdine perfectly combines traditional character with modern comfort.
The house benefits from three bedrooms and two bathrooms and a lovely mature garden and pool.



Issigeac, one of the most beautiful medieval villages in the Périgord, is renowned for its remarkable historical heritage, its boutiques, restaurants, and its lively weekly market. Villeréal, a well-known, beautiful vibrant bastide village, is less than 15 minutes from the property.

Fully renovated with care, the house offers a bright and spacious living room of 38 m², ideal for family gatherings or entertaining friends.
The fully equipped kitchen of 15.5 m² with direct access to the terrace and swimming pool area also opens onto a 17 m² dining room, creating a welcoming and functional living space.
A 14 m² glass veranda brings additional natural light and allows you to enjoy the garden throughout the year.



The ground floor also includes a first bedroom of 11.6 m² and a bathroom of 7.1 m², a laundry/utility room of 3.7 m² and storage cupboard.

Upstairs, a landing of 5.8 m² leads to two comfortable bedrooms: one bedroom of 17.5 m² and a main master bedroom of 15.9 m², as well as a 2.9 m² shower room.



Outside, you will discover a superb 2,996 m² mature garden, ideal for gardening, outdoor dining, or simply enjoying the gorgeous surrounding countryside.

The 9 x 4 m swimming pool with its shaded terrace, creates the perfect space to relax during the warmer months.



An attached garage and additional outdoor parking complete perfectly the property.

The property is also located just 20 minutes from the riverside town of Bergerac in the Dordogne, with its train station and airport offering easy travel connections and convenient access, including low-cost flights to the United Kingdom, the Netherlands, and Belgium. Train link to Bordeaux and from there a LGV fast train to Paris.