Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8857

• House - Issigeac •



DETAILS

Land surface: 301650 m²

Number of bedrooms: 13

Number of levels: 1

Type of heating: Fuel + au sol + bois + électrique

Drainage/sewage: micro station

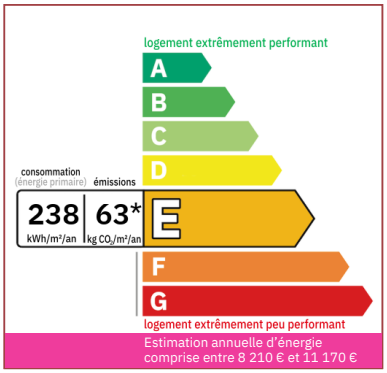
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Fantastic Fortified estate just 10 minutes- Bergerac and the village of Issigeac -74 acres. Manor- 5 bedrooms, 2 gites, large swimming pool, outbuildings. Exceptional location

545 m² living

301 650 m²

Non-binding document

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

Price fees included

1 450 000 €

Agency fees: 3,6 % VAT included*
Price without fees: 1 400 000 €

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

Agence Immobilière Valadié

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• Description ref n°8857 •

Nestled in over 30 hectares (72 acres) of land this fortified manor estate with its origins dating back to the 11th century.
Offering a large main house of 300m2 with 2 guest house and independent bedrooms accommodation, several outbuildings

The main house with 5 bedrooms offers over 300m2 living space which consists of on the ground floor of an entrance hall – 20m2. Guest WC.
Lounge / dining room - 77m2 with double fireplaces cathedral double height ceiling
and French doors opening onto the covered south facing terrace.
Stairs from the Lounge lead up to the mezzanine.
Mezzanine and office space – 14m2

Equipped kitchen – 37m2 with central island, doors leading to the covered terrace to - 60m2 with summer kitchen.
Laundry room- 13m2 and cellar- 8m2
2nd hall way with door to the large garage.

Ground floor - Bedroom n°1 of 14m2, dressing room, ensuite bathroom –12m2- double basins, shower, bath and separate WC. Tiled floors.

Hallway and staircase leading upstairs. -1st floor -
Laminate parquet floor-

1 st Floor -
Landing- 10m2 and 4 bedrooms of -26m2, 26m2, 30m2 and 31m2.
Bathroom – 7m2 and shower room – 3.5m2 and WC

Attic of 97m2 accessed by the garage and located above – concrete floor
Garage of 59 m2 with electric gate – access to the attic
Double glazing and oil fired central heating with underfloor heating on the ground floor for the main house.

-Gîte 1 – 120m2.- West side- 4 bedrooms

Private terrace- electric heating- tiled floor

Entrance -3m2, Kitchen / living room of 18m2 with fireplace, opening onto the terrace.







