

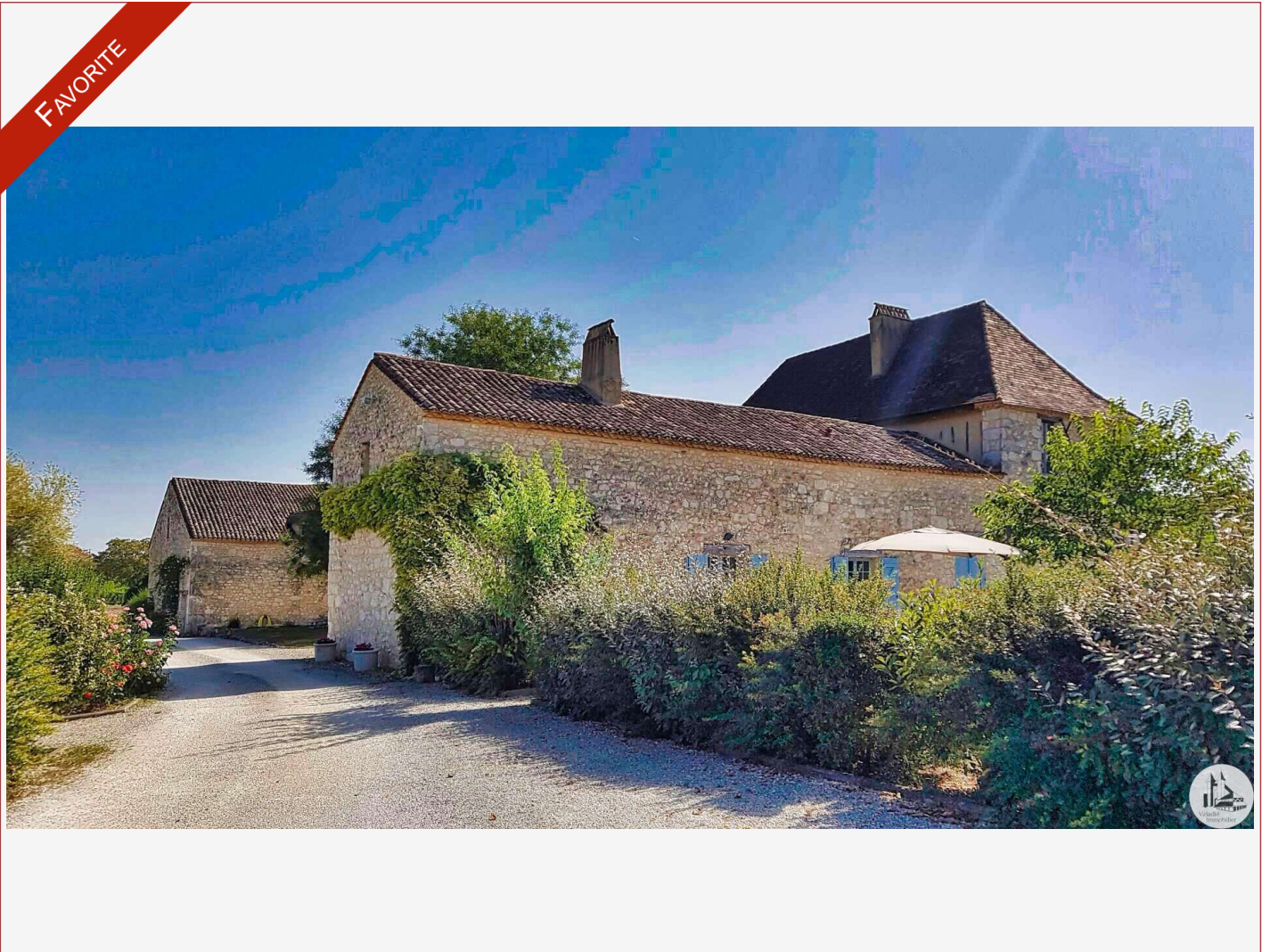


Agence Immobilière Valadié

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

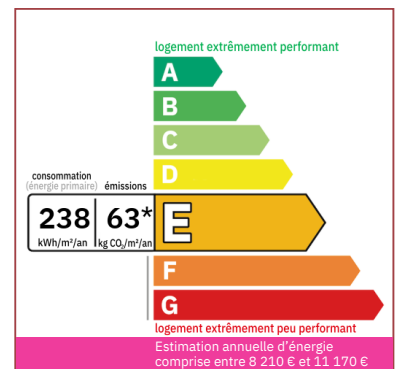
Swimming pool: Yes

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

- 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



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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.

