Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8898 • House - Issigeac •



DETAILS

Land surface: 3901 m²

Number of bedrooms: 4

Number of levels: 3

Type of heating: pompe à chaleur

Drainage/sewage: Everything in the sewer

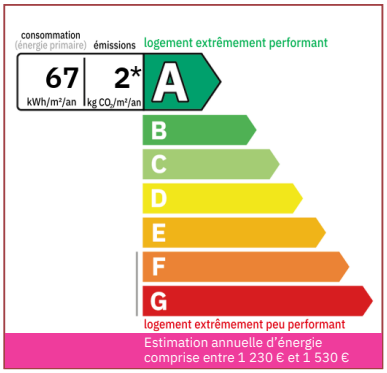
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Magnificent Maison de Maître, heated swimming pool, summer kitchen, Independent guest accommodation, barn. 10 mins- Issigeac, 20 mins- Bergerac. Beautifully renovation. Outstanding energy rating of A+A!

280 m² living

3 901 m²

Non-binding document

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

Price

695 000 €

The agency fees are entirely at the cost of the seller

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8898 •

Elegant Stone Maison de Maître with Heated Swimming Pool, Independent Apartment and Outbuildings

Excellent Energy Performance Rating – EPC A!
Beautiful stone house, recently and superbly renovated, using natural and quality materials, this elegant stone Maison de Maître offers four bedrooms and three shower rooms, together with a separate two-bedroom apartment situated on the first floor of the barn. A second small stone house, requiring renovation, completes this attractive and versatile property.



Recently and carefully renovated to a high standard, the house combines natural, quality materials with modern amenities, ensuring comfort throughout the year while retaining its original character and charm.



Situated in the heart of a charming and lively village, the property is less than 10 minutes from the renowned medieval town of Issigeac and approximately 20 minutes from Bergerac and its airport.

An ideal setting for enjoying the beauty and tranquillity of the Périgord countryside while remaining close to local amenities.



The excellent energy performance rating, with an EPC rating of A, is an additional advantage.

-The Main House

The property is accessed via an enclosed courtyard with wrought-iron gates, providing access to the house, barn, garage and parking areas.
A second access is also available at the rear of the property.



-Ground Floor

Entrance and sitting room – 33 m²: A welcoming space with direct access to the garden and terraces.

Guest WC – 2 m² with hand basin.
Laundry - pantry butler sink and storage - 8m2

Large fitted kitchen – 45 m²:
A spacious and sociable room featuring a range cooker, extractor hood, double sink, central island and granite