Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8911 • House - Issigeac •

FAVORITE



DETAILS

Land surface: 5200 m²

Number of bedrooms: 7

Number of levels: 2

Type of heating: Chauffage au sol, PAC clim. rev et bois

Drainage/sewage: Pit all waters

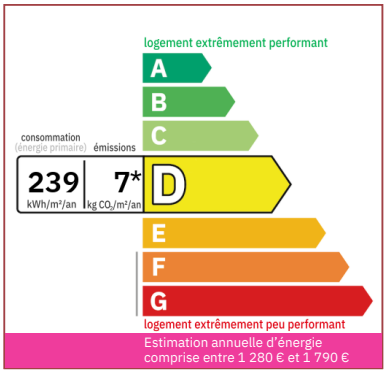
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Magnificent fortified manor dating from the 12th century. Hilltop location with fantastic views and near the medieval village of Issigeac. Quality renovation.
6 bedrooms + gîte /studio and pool. 5mins to shops. 15mins to Bergerac

330 m² living

5 200 m²

Non-binding document

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

Price fees included

955 000 €

Agency fees: 3,8 % VAT included*
Price without fees: 920 000 €

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

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The Manor offers 7 bedrooms and 7 bathrooms, a 70m2 secondary guest house ou games room and a gorgeous swimming pool.

Double glazing through out and benefitting from under floor heating on the main levels and reversible air-conditioning else where on the 1 st floor with two quality wood burners in the main entertainment rooms. Beautifully renovated and presented.

The manor is laid out over 3 floors and offers

-On the Garden level -

-A double aspect living room - dining room of 36m2 (7,262 x 4,83) with wood burning stove, travertine tile flooring.
French windows opening onto the large terrace with far reaching views over the surrounding countryside.

-8m2 professional kitchen with stainless steel elements

-Guest WC with basin -1,4m2

-Bedroom – Studio suite n°1 of 23m2
Private courtyard and independent access with kitchenette area of 5.26m2 (2.78 x 1.89m) shower room - 3.33m2 (1.39 x 2.39m) walk-in shower, WC and sink ,bedroom area of 13, 93m2 (3.29 x 4.23m) Travertine tiles through out.

- On the ground floor-

-Entrance hall – 8m2
-Office - 8,18m2 (2.99 x 2.75m) travertine floor.

Stone staircase leading upstairs to the 1st floor and down to the Garden level

- Double aspect living room - 56m2 (9.25 x 5.96m) stone fireplace with wood burning stove, travertine tiled floor and 'Juliet' style balcony with views.

Bedroom -suite- n°2 of 23m2-Juliet' balcony with views. With ensuite shower room of 6.45m2 (3.91 x 1.65m) with walk-in double showers, basin and WC. Floors in travertine.
- First floor level-

