Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8921

• Castle / Manor - Issigeac •

OPPORTUNITY



DETAILS

Land surface: 47960 m²

Number of bedrooms: 15

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Septic tank

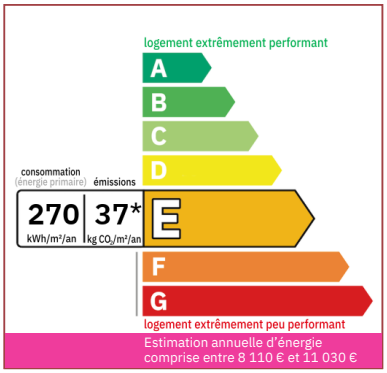
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1850



10 km from Bergerac, a RARE OPPORTUNITY, a real opportunity. Near Issigeac, a beautiful property on 4.9 hectares: a Château Manor house with another house, annex, swimming pool, tennis court, and garages. The entire property

750 m² living

47 960 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

985 000 €

Agency fees: 5,2 % VAT included*
Price without fees: 936 000 €

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

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• Description ref n°8921 •

At the end of a tree-lined drive, 100 meters from the main road in Issigeac.

18th-century château/manor house located in the countryside. The manor house, with approximately 530 m² of living space, comprises a main building and a wing opening onto an inner courtyard with 16 main rooms.

The entire property is enclosed by a high stone wall and a wrought-iron gate.

The manor house consists of:

On the ground floor:

An entrance hall leading to a corridor which provides access to: a 24 m² kitchen with a large fireplace, an 18 m² utility room/laundry room,

a toilet, a 37 m² living room, and a beautiful staircase.

In the wing, a corridor leads to a series of rooms: a large 35 sq m dining room with a beautiful fireplace, an 85 sq m living room with a stunning stone fireplace, and a 31 sq m study/library with two French doors and a fireplace.
Upstairs, there are two 20 sq m en suite bedrooms, a 15 sq m bedroom, an 18m x 2.5m hallway, two 16 sq m bedrooms, a shared bathroom, a 16 sq m en suite bedroom, and a 20 sq m en suite bedroom.

Attic above.

An independent 68 sq m house adjoins the manor house and is accessible from the side, offering complete privacy. It comprises a kitchen/living room on the ground floor and a bedroom and bathroom upstairs.

A stone guest house with a dovecote, totaling 140 m².
It comprises a kitchen, a living room, and a lounge.

Upstairs, there are four bedrooms and two bathrooms. Covered terrace.

Outside:
A swimming pool with a summer kitchen and barbecue, a tennis court, a three-car garage, and a carport for gardening equipment. Beautiful natural and wooded







