Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8922 • House - Castillonnès •



DETAILS

Land surface: 72320 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

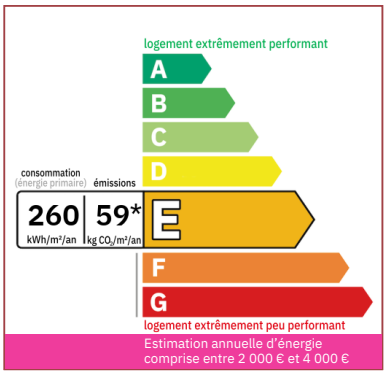
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Character property offering a main house, a guest house, annexe, majestic stone barn, swimming pool and numerous outdoor reception spaces, beautiful and privileged setting of 7 hectares. South of Bergerac.

200 m² living

72 320 m²

Non-binding document

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

Price fees included

725 000 €

Agency fees: 4,2 % VAT included*
Price without fees: 696 000 €

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

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• Description ref n°8922 •

Exceptional Country Estate Near Issigeac – Dordogne



At the end of a private, tree-lined driveway and nestled within nearly 5 hectares of land
beautifully maintained mature gardens
This remarkable character property enjoys a fairy tale setting close to the magnificent bastides and the charming medieval village of Issigeac — all less than 25 minutes from Bergerac set in the heart of the Dordogne.

A lovely bastide village is less than 5 minutes away.



Set within an exceptional and bucolic location, this peaceful countryside estate offers a main residence, an independent guest house, annexe, a majestic stone barn, swimming pool, and numerous outdoor reception spaces.

The elegant tree-lined driveway, creating an atmosphere of serenity and announcing a preserved, bucolic haven.
This property benefits from access to riverside

The Main House



Charming perigourdine property , the main house showcases beautiful stonework and original features throughout.

Upon entering, you are welcomed into a spacious 39 m² living room featuring an insert fireplace, exposed beams, and original terracotta tile flooring.
The space opens onto two covered terraces of approximately 24 m² each — one at the front and one at the rear.
A wooden staircase leads to the upper floor.



A bright and convivial 18.8 m² dining room.

Step into the 20.5 m² fully equipped kitchen combines high-quality wooden cabinetry with premium fittings, including a Falcon cooking range and elegant travertine stone flooring. Glazed door provides direct access to the terrace and garden.

Ground Floor Accommodation Includes:
A 3.6 m² bathroom with bath, washbasin, and WC
A guest WC
A 20 m² master suite with garden access and a private