



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8922

• House - Castillonès •



## DETAILS

**Land surface:** 72320 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

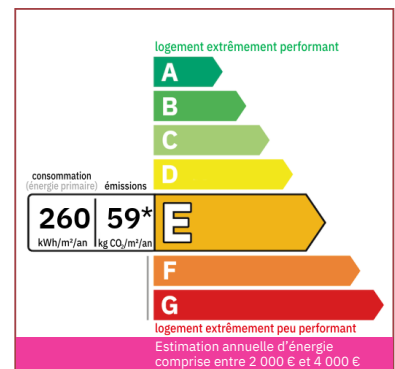
**Swimming pool:** Yes

**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, nestled in a beautiful and privileged setting of 7 hectares. South of Bergerac.

200 m<sup>2</sup> living

72 320 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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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.

### 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 m<sup>2</sup> living room featuring an insert fireplace, exposed beams, and original terracotta tile flooring.

The space opens onto two covered terraces of approximately 24 m<sup>2</sup> each — one at the front and one at the rear.

A wooden staircase leads to the upper floor.

A bright and convivial 18.8 m<sup>2</sup> dining room.

Step into the 20.5 m<sup>2</sup> 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 m<sup>2</sup> bathroom with bath, washbasin, and WC

A guest WC



A 20 m<sup>2</sup> master suite with garden access and a private