



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9141

• House - Issigeac •



DETAILS

Land surface: 61016 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel et bois

Drainage/sewage: micro- station

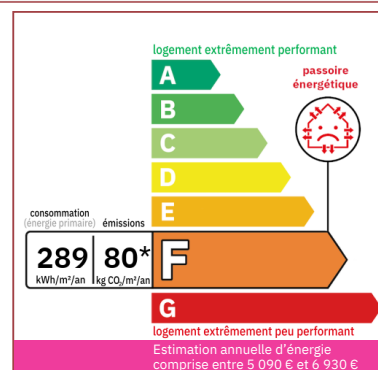
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Charming property - equestrian estate on 6 hectares - near Issigeac and Bergerac

144 m² living

61 016 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

449 400 €

Agency fees: 4,5 % VAT included*

Price without fees: 430 000 €

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



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Located in a rural setting, this stone property comprises a single-story main house, a second house currently being renovated, as well as several outbuildings and equestrian facilities.

The entire property sits on approximately 6 hectares of contiguous, fenced meadows.

The main house offers approximately 144 m² of living space.

It includes an entrance hall, a large kitchen, a living room, a library/sitting room, an office, three bedrooms, two shower rooms, and a toilet.

A second stone house, arranged in an L-shape, extends from the main house. The structural work has been completed; this section remains to be finished and could be used for various purposes: independent accommodation, a guest house, a gîte, or professional space.

An outdoor swimming pool is located in the center of the buildings.

The property also includes several outbuildings, including a stone dovecote, garages, and various buildings related to equestrian activities.

The equestrian facilities include a stable with stalls opening directly onto the paddocks, a hard-surfaced area, automatic waterers, a tack room, storage areas, and a barn.

A large barn houses, among other things, a covered, fiber-fiber-surfaced, and lit riding arena, as well as storage areas for agricultural and farm equipment. The property also features a hard-surfaced lunge ring with a fiber-fiber surface.

The paddocks, totaling approximately 6 hectares, are fenced and grouped around the buildings. Trails also allow direct access to the property for horseback riding.

The property is suitable for a primary or secondary residence, an equestrian project, or a supplementary housing project, subject to obtaining the necessary permits.

