

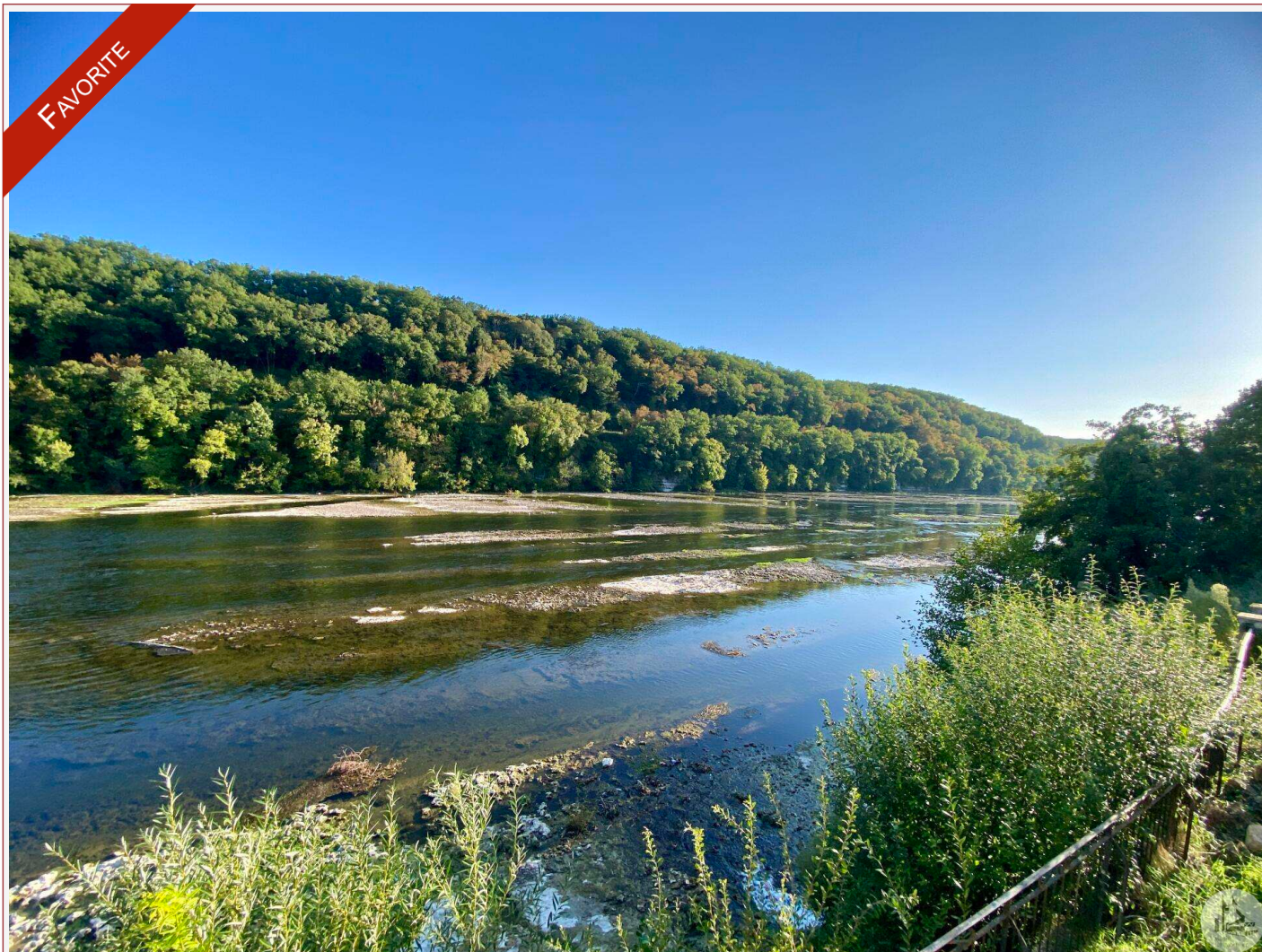


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9203

• House - Lalinde •



## DETAILS

**Land surface:** 1861 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Gaz et bois

**Drainage/sewage:** Everything in the sewer

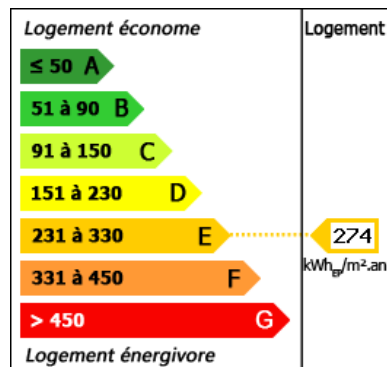
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Exceptional views and location on the Dordogne River - Character property - river access and shops within walking distance. Renovated with care- Fantastic swimming pool;

219 m<sup>2</sup> living

1 861 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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Price fees included

685 000 €

Agency fees: 5 % VAT included\*

Price without fees: 652 500 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°9203 •

Exceptional views of the Dordogne River, river access, new swimming pool, and recently renovated property. In a privileged and peaceful setting, this beautiful character property boasts an exceptional location with a commanding and unobstructed view of the Dordogne River and direct access to the river.

It also benefits from a highly desirable location, just a few minutes' walk from the shops, restaurants, and services of a charming bastide town, allowing you to fully enjoy village life without needing a car.

Having undergone a recent renovation, the property is meticulously maintained and now offers a perfect balance between old-world charm and modern comfort. The new 12 x 3.5 m swimming pool, equipped with an electric cover and magnesium treatment, is ideally positioned to take in the surrounding landscape.

It provides a privileged space to enjoy the river view and the tranquility of the surroundings.

Private driveway to the left-hand side of the property, offering the possibility of constructing a garage, subject to the necessary planning permissions. Carpark space. Private courtyard to the front of the property, with an electric gate. Second gate way to the garden at the back - Pedestrian gate from the driveway at the back.

The house offers spacious rooms and a comfortable layout, complemented by several outbuildings, an old mill, and a dovecote - tower providing numerous possibilities.

Main house – approximately 224 m<sup>2</sup>

Ground floor:

- Entrance hall: 23.40 m<sup>2</sup>
- Living room with open fireplace: 28.40 m<sup>2</sup>
- Dining room with wood-burning stove: 30.45 m<sup>2</sup>
- Fitted kitchen: 14.66 m<sup>2</sup>
- Hallway/dressing room: 6.18 m<sup>2</sup>
- Guest WC: 1.99 m<sup>2</sup>
- Shower room with WC: 12 m<sup>2</sup>
- Bedroom: 11.05 m<sup>2</sup>
- Master bedroom: 17.50 m<sup>2</sup>

Upstairs:

- Landing/office: 17.41 m<sup>2</sup>

