Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9203 • House - Lalinde •

FAVORITE



DETAILS

Land surface: 1861 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Gaz et bois

Drainage/sewage: Everything in the sewer

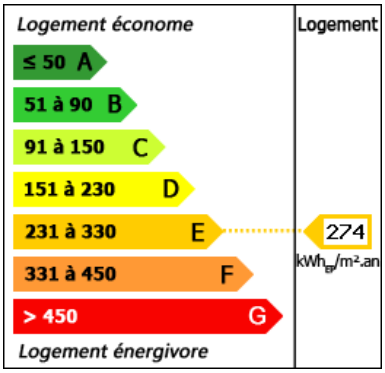
Swimming pool: Yes

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 m² living

1 861 m²

Non-binding document

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

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

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• 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 11 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 fro 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 m²
Ground floor:
- Entrance hall: 23.40 m²
- Living room with open fireplace: 28.40 m²
- Dining room with wood-burning stove: 30.45 m²
- Fitted kitchen: 14.66 m²
- Hallway/dressing room: 6.18 m²
- Guest WC: 1.99 m²
- Shower room with WC: 12 m²
- Bedroom: 11.05 m²
- Master bedroom: 17.50 m²

Upstairs: