



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4602

• House - Issigeac •



DETAILS

Land surface: 11339 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: panneaux solaire + Radiateurs à inertie + poêle à bois

Drainage/sewage: Septic tank

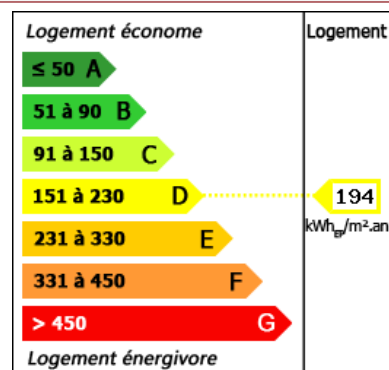
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautiful stone house - 5 bedrooms with gîte and outbuildings. Grounds of 1.4 ha, tennis court and swimming pool. Close to a Medieval village. South of Bergerac.

335 m² living

11 339 m²

Grosbois Pricilia
Agent commercial

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Price fees included

474 000 €

Agency fees: 4,9 % VAT included*
Price without fees: 452 000 €

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



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Property set in over 1,4 ha of land and consisting of a main house in stone, with 5 bedrooms, a newly renovated 1 bedroom Gîte and several stone outbuildings /barns.

Tennis court and swimming pool.

The main house :

Ground floor : Main entrance 4 m² with 2 m² cloakroom area. -Separate WC -1.35 m² with hand basin.

Library -26 m² with old stone fireplace, exposed stone walls and beams. Terracotta tiling on the floor.

Large living room of 48m² - door with access to the garden. Exposed beams and stone walls. Beautiful old fireplace wood-burning stove - possibility to enlarge this space with the barn next door if permission granted.

Open planned kitchen and dining room area of 54m²
Very beautiful fitted kitchen (27m²) installed in 2015- with wooden work tops and central island, double sinks.

Dining area (27M²)with wood-burning stove and door opening onto the garden and the swimming pool area. Exposed stone walls and beams - tiled Floors in terracotta.

--Wooden staircase leading to the 1st floor

Next to the kitchen-the laundry room of 43.40m² - newly renovated- French doors opening out in to the garden

Utilities area - 3.25m² with brand new hot water heater.

Access from the laundry room to the gîte.

-1st floor-

-Landing -2.81m²;

-Bedroom n° 1-19m² - beautiful views over the garden and swimming pool

-Bedroom n° 2 - 'Masterbedroom- 18m² with ensuite shower room - 4m² with shower, WC washbasin, heated towel rail – tiled floor.

-Hallway - Shower Room of-3m² with shower and wash basin.

-Large Family bathroom -7,80m² with 2 basins, bath, towel dryer.

-Bedroom n° 3 or dressing room -9,78m²

-Bedroom n° 4 ' Mansardée' -16, 70 m² with sloping ceilings and exposed beams.

-- Floors in these 4 bedrooms and hallway to be

