



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 794

• Castle / Manor - Bergerac •



## DETAILS

**Land surface:** 17550 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

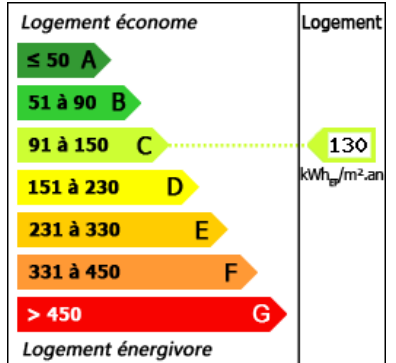
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1861



Prestigious 19th century manor house with three towers at the gates of Bergerac restoration to complete giving 270m<sup>2</sup> of living space and 600m<sup>2</sup> of outbuildings surrounded by a park 1.75h. Restoration to finish.

270 m<sup>2</sup> living

17 550 m<sup>2</sup>

- Issigeac -

Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price

445 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°794 •

Prestigious 19th century manor house with three towers at the gates of Bergerac restoration to complete giving 270m<sup>2</sup> of living space and 600m<sup>2</sup> of outbuildings surrounded by a park 1.75h. The mansion has a 25m<sup>2</sup> entrance hall, living room with round 25m<sup>2</sup>, dining room 18m<sup>2</sup>, 27m<sup>2</sup> kitchen with round wooden staircase. Winter garden to finish 70m<sup>2</sup> overlooking an inner courtyard of 100m<sup>2</sup>. Upstairs: master bedroom with 20m<sup>2</sup> and 5m<sup>2</sup> round access to a small balcony, en suite 5m<sup>2</sup> with Italian shower, double basin and WC, Bedroom II 20m<sup>2</sup>, III 14m<sup>2</sup> House and House IV 12m<sup>2</sup> plus 5m<sup>2</sup> round, WC 1.40 m<sup>2</sup>, bathroom, convert, distribution corridor with dressing area 16m<sup>2</sup>. 5 rooms in the attic of 80m<sup>2</sup> giving amnagable space 5m<sup>2</sup> with two towers. Outside a small chapel to restore 18m<sup>2</sup>, 2 large barns of 200m<sup>2</sup> each, workshops and cellars over 100m<sup>2</sup>. Well. 1.75has park with paddock and orchard. Double glazing throughout the house and oil central heating, new boiler Viessmann. Land area: 1 Hectare 75 Ares 50 centiares

