

Bursting with character a stone Périgourdine farmhouse with elevated views, outbuildings and swimming pool.



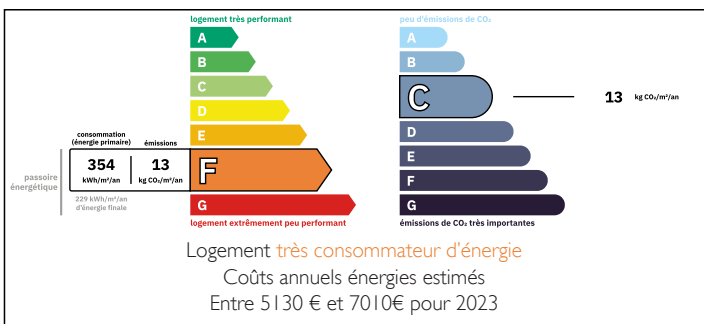
## INFORMATION

Town:	Issigeac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	180 m2
Plot Size:	11324 m2

## IN BRIEF

This beautiful stone Périgourdine farmhouse enjoys elevated views, outbuildings and a swimming pool. Situated at the end of a wooded lane, the property retains all its original charm with exposed beams, stone walls and period features throughout. The spacious accommodation includes a kitchen with conservatory and patio doors opening onto a covered terrace and walled courtyard, two elegant reception rooms with fireplaces and wood-burning stoves, and four ensuite bedrooms. Outside, there are several seating areas within the walled garden or overlooking the pool and surrounding countryside. Ideally located just 7km from Issigeac, 6km from Castillonès and only 20km from Bergerac airport, this is a superb country retreat in a peaceful setting.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This spacious property has been used as a holiday home for many summers and would benefit from some updating to ensure all year round comfort.

### ROOMS

Boot Room – tiled floor – (6.24 m<sup>2</sup>)

Kitchen – (20 m<sup>2</sup>)

Veranda – (8.75 m<sup>2</sup>)

WC – (1.93 m<sup>2</sup>) with handbasin

Sitting Room – (41.68 m<sup>2</sup>)

Second Sitting Room – (31.59 m<sup>2</sup>)

A few steps up to a ground floor bedroom area

Bedroom 1 (19.78 m<sup>2</sup>) with Ensuite

Ensuite bed 1 (5.21 m<sup>2</sup>) shower, handbasin, wc towel rail

Bedroom 2 (22 m<sup>2</sup>) with ensuite

Ensuite bathroom (4.81 m<sup>2</sup>) bath, shower, wc basin

### FIRST FLOOR

Bedroom 3 – (14.38 m<sup>2</sup>)

Ensuite – (2.81 m<sup>2</sup>) shower, handbasin, wc

Bedroom 4 (11.21 m<sup>2</sup>)

Ensuite – (2.33 m<sup>2</sup>) bath wc, handbasin

Outside

Swimming Pool 13 x 5 (new liner in 2025)

Walled garden

Covered Terrace

Stone Barn with cellar

## NOTES