LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A39931EO24 Price: 630 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (600 000 EUR without fees)

Charming countryside estate just minutes from Issigeac and Eymet, nestled in nature on over 5 hectares of land







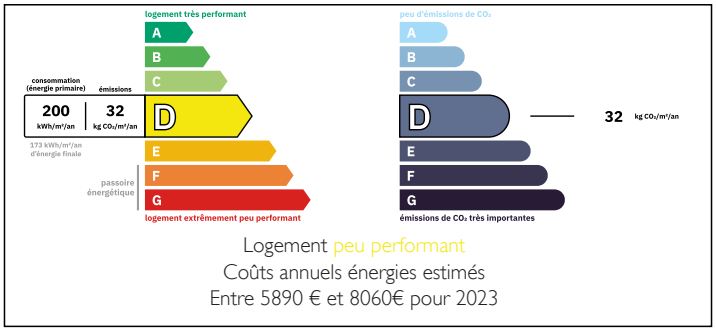








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5890 € et 8060€ pour 2023

INFORMATION

Town:	Issigeac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	339 m2
Plot Size:	51291 m2

IN BRIEF

Nestled in a peaceful woodland, this magnificent stone property, fully renovated with noble materials, offers a rare lifestyle without nearby neighbors.

The house impresses with its authenticity and generous volumes: a 42 m² country kitchen fully equipped, a 65 m² bright living room and a 60 m² master suite with direct garden access.

Upstairs, three bedrooms including a 42 m² suite complete the night area.

A 38 m² games room, a study and outbuildings to renovate enhance the potential.

Outdoors, pool, terraces, landscaped garden and a 9 kWc photovoltaic system ensure comfort and serenity.

Just minutes from Eymet, Issigeac and Bergerac and

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

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LOCAL TAXES

Taxe foncière:	**1450 EUR**

NOTES

DESCRIPTION

Nestled in the heart of a peaceful woodland, this magnificent stone property, fully renovated with high-quality materials, offers an exceptional living environment—completely secluded and with no neighbors nearby. A true haven of peace, surrounded by fields and vast open spaces, it is perfect for nature lovers, equestrian enthusiasts, or anyone seeking tranquility.

From the moment you enter, you are captivated by the authenticity and charm of the house. The spacious and welcoming country kitchen spans 42 m². It is fully equipped, featuring an open fireplace, terracotta floor tiles, exposed beams, and stone walls. Thanks to its French doors, it opens directly onto the terrace and garden, creating a beautiful flow between indoor and outdoor living.

The bright and elegant living room offers 65 m² of comfort, with an open fireplace, terracotta flooring, and a subtle blend of wood and stone. It leads to a ground-floor master suite—an intimate cocoon of over 60 m² comprising a hallway, walk-in closet, sleeping area, cozy lounge with wood stove, bathroom with whirlpool tub, walk-in shower, double sink, and a separate toilet. Two direct accesses to the garden enhance its independence and rental potential.

All bedrooms and suites are air-conditioned, ensuring optimal comfort in every season.

Nearby, you'll find a quiet office, a laundry room, a pantry, and a guest toilet. A large 38 m² games room, currently set up as a billiard room with a bar, could easily be converted into an additional suite.

Upstairs, three welcoming bedrooms—including a 42 m² suite...