

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

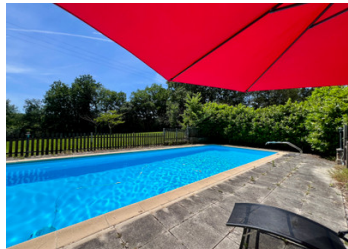


## INFORMATION

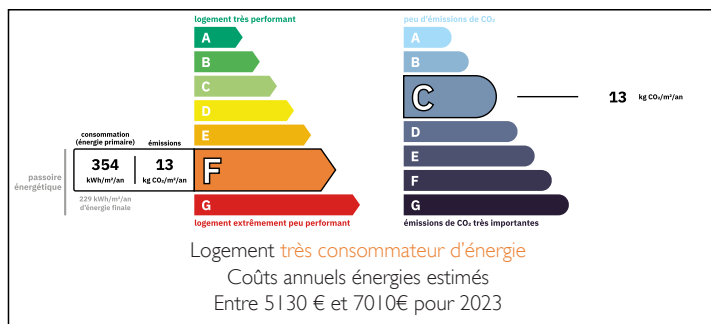
|             |          |
|-------------|----------|
| Town:       | Issigeac |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 4        |
| Floor:      | 180 m2   |
| Plot Size:  | 11324 m2 |

## 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



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.



## 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