



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6792

• House - Bergerac •



DETAILS

Land surface: 6800 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

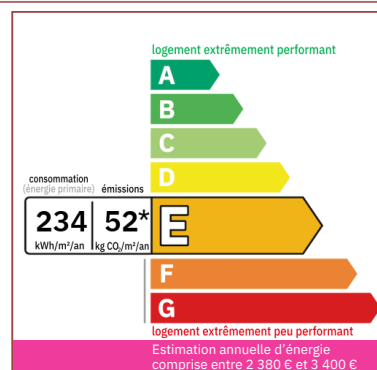
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Characterful ensemble located less than 1 km from the Dordogne river. 2 restored country houses with charming outbuildings, swimming pool, garden and land

140 m² living

6 800 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

525 000 €

Agency fees: 5 % VAT included*

Price without fees: 500 000 €

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



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• Description ref n°6792 •

Character property located in the Dordogne valley between Bergerac and Sainte Foy la Grande.

The real estate complex has been renovated and fitted out with the aim of preserving traditional regional architecture.

the main residence includes

a reception room of 27.6m² opening onto a large terrace (120m²), a stone staircase leading to a fitted room (vaulted cellar of 15m²) plus wine cellar and swimming pool room under the terrace

A bedroom of 15.9m² with French window also opening onto the terrace, private bathroom of 7m² (bath, shower)

toilet with hand basin,

a 62m² living room includes the dining room with a large fireplace (insert), cathedral ceiling, upstairs gallery and the fitted and equipped kitchen (beautiful high-end Lacanche brand piano)

pantry adjoining the kitchen overlooking a covered passage and the boiler room (oil central heating. Viessman boiler)

Upstairs are 2 bedrooms (approx. 10m²) and a bathroom/wc as well as the library gallery area

An office independent of the house is adjacent to the boiler room

The surroundings of the house are landscaped.

On the rear facade of the house the terrace is a central point. Entirely paved, it has an 8x4 masonry swimming pool in good condition. It borders the pleasure garden fitted out with two garden pavilions of approximately 16m² each, of traditional construction offering for one a summer dining room and for the other a very beautiful bread oven/barbecue with sink. all in a green setting.

A tobacco dryer of approximately 70m² offers 3 individual garages

The second house is a charming Périgord of 68m² of living space including on the ground floor a fitted kitchen of 18m², the living room of 27m² with a staircase leading to a convertible room in the attic, fireplace. A bedroom of 13m² and a bathroom of 4.9m²

The pantry adjoining the kitchen and a toilet with hand basin. Electric heating (DPE D)

