



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6793

• House - Bergerac •



DETAILS

Land surface: 2700 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

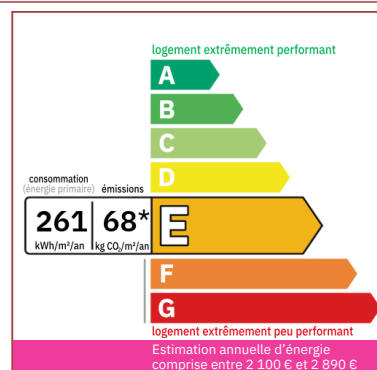
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



Ax Bergerac Sainte Foy la Grande, renovated country house, contemporary and bright interior, central heating, outbuildings, pleasure garden

95 m² living

2 700 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

265 000 €

Agency fees: 6 % VAT included*

Price without fees: 250 000 €

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



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• Description ref n°6793 •

Old renovated house offering 95m² of living space on one level.

Well located in the Dordogne valley, in the countryside without being isolated, a few minutes by car from all amenities; less than 1 km from the river.

The house was restored less than 10 years ago. External character preserved. The interior has been completely redesigned offering a very bright living room (1 bay window, 1 French window and 1 window provides plenty of sunshine throughout the day) of 41m² with a mezzanine (low height but perfect for library storage), an existing chimney flue allows the possible installation of a wood or pellet stove. The fitted kitchen offers a space of 14 m² in continuity

Entrance leading to hallway and kitchen

laundry room approx. 6m²

bathroom approx. 4m²

individual toilet

1 bedroom of 10.2 m²

1 bedroom approx. 14 m² plus dressing room of 4.5m²

Adjoining boiler room (oil central heating)

Non-adjoining outbuildings:

Garage workshop of 73m²

Second adjoining building of 51m²

The flat land of approximately 2800m² surrounds the house

Well (house supply planned to connect the currently unconnected well)

Individual sanitation to be brought up to standard.

