



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6954

• House - Lalinde •



DETAILS

Land surface: 4800 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

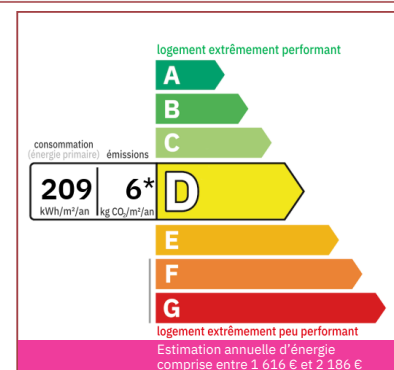
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



House located in a pretty hamlet a few minutes from all amenities. Beautiful volumes, swimming pool, outbuildings, pleasure garden plus meadow in a bucolic setting which will not leave you indifferent.

140 m² living

4 800 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

390 000 €

Agency fees: 4,3 % VAT included*

Price without fees: 374 000 €

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



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• Description ref n°6954 •

Traditionally built residential house from the 1980s plus extensions from the 2000s offering more than 140m² of living space in good general condition located in the beautiful region of Périgord (1/2 hour from Bergerac / 1 hour from Sarlat) in a cul-de-sac in a living environment very pleasant and peaceful green although not isolated in the hamlet. Hiking trail nearby, Dordogne river 3 km away.

The house is comfortable, possibility of living on one level.

Ground floor: a large living room of 90m² with bay windows and DV aluminum windows, tiled floor, the room has a fitted kitchen area, dining room on the first part (cathedral ceiling), the other part dedicated the lounges have one floor. The 23m² south-facing veranda (paneled ceiling, single-glazed aluminum joinery) is ideal as a winter garden

A high-end "jotul" wood burning pole; a beautiful traditional fireplace in the living room, plus a reversible air conditioning unit allowing you to choose the mode of heating the room depending on the season

Corridor with a technical space (cumulus, electrical panel), storage and individual toilet

27m² room with private shower room/wc (shower, towel dryer, window), tiled floor, individual electric heating, two windows

The first floor consists of two bedrooms under a ramp of 15m² and 10m², parquet floors, a bathroom of 9m² (2 sinks, bathtub, toilet)

Covered terrace converted into a summer kitchen on the kitchen side

Adjoining the house on the pool side, a 13m² room (double-glazed wooden French window) offers additional uses with some improvement work.

An independent building of approximately 55m² has three parts used as a lean-to, garage and a laundry room. The configuration of the premises easily allows a studio type layout, independent bedroom (water point and drainage in place, electricity, cement and tiled floor in the laundry room)

A second outbuilding used as a garden workshop is located on the side of the orchard with numerous fruit trees (cherry, apricot, apple, plum, fig, etc.)

The 9x5 chlorine swimming pool (flat bottom 1.5m) is

