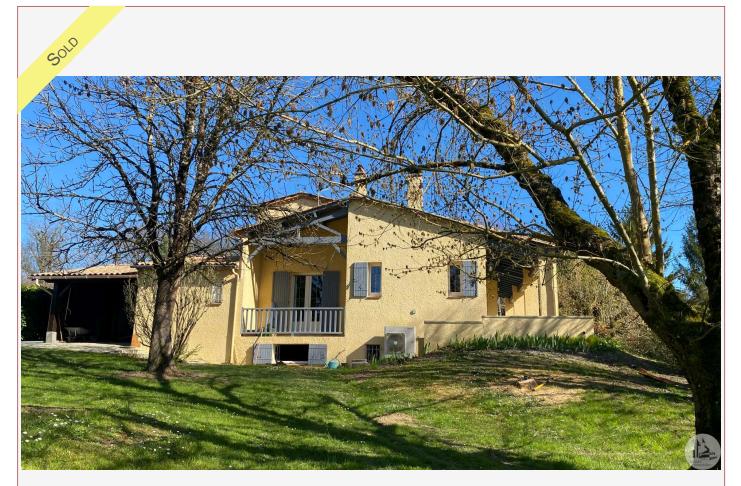


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6967

• House - Eymet •



| DETAILS | | Logement économe |
|----------------------------------|------------------------------|--------------------------------|
| Land surface: 1.9 ha | Swimming pool: Yes | S1 à 90 B DPE en cours |
| Number of bedrooms: 4 | Ground floor living: No | 91 à 150 C |
| Number of levels: 1 | Work needed: No work | 151 à 230 D 231 à 330 E |
| Type of heating: pompe à chaleur | Fireplace: Yes closed hearth | 331 à 450 F |
| Drainage/sewage: Septic tank | Built: Not specified | > 450 G Logement énergivore |

This property benefits from a quality green and isolated location a few km from Eymet. Beautiful land of 1.9 ha with trees and swimming pool. Haven of peace to discover...

155 m² living

19 000 m²

Non-binding document

- Eymet -1 Place Gambetta 24500 Eymet Tel : 05 53 22 53 80 eymet@valadie-immobilier.com Price fees included 399 000 €

Agency fees: 5 % VAT included* Price without fees: 380 000 €

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

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• Description ref n°6967 •

Charming traditional building from the end of the 80s located a few minutes by car from the pretty bastide of Eymet in a quiet, bucolic, partially wooded and isolated environment.

The house consists of an entrance of 5.84 m^2 , a cathedral living room of 61 m^2 with three French windows opening onto terraces, fireplace with insert, a staircase leading upstairs to: a rest area and a bedroom 11 m^2 (with bathroom)

Spacious kitchen of 16 m², updated 3/4 years ago, fitted and equipped with French window opening onto the terrace

A 5 m² pantry with 1 cupboard

Individual toilet, bright bathroom of 8.5 m² (with bathtub and shower)

A 13 m^2 bedroom with cupboard, a 12 m^2 bedroom with cupboard and bathroom, a 12 m^2 bedroom with French window

Adjoining the house, a tiled garage of 28.7 m² with stairs leading to a basement comprising two rooms of 28 m² 33 m² used as a laundry room/boiler room and workshop with access to the crawl space A carport attached to the garage

House in very good condition, of traditional construction with double-glazed wooden joinery, wooden shutters; heating modernized two years ago with an air/water heat pump. (radiators in each living room). Hot water: thermodynamic tank.

Non-compliant individual sanitation

A wooden shed built around ten years ago of around 38 m² can accommodate a camper van.

The 11x5 salt pool (2.2m diving pit) plus spa and a beautiful beach form a very pleasant relaxation area. (used liner to be changed in the short term) The technical room of the swimming pool also serves as a shed for garden tools)

The land of more than 1ha9 is wooded (pleasure trees, orchard) and part of wood

