



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 124

• House - Eymet •



## DETAILS

**Land surface:** 7000 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Old farmhouse to restore situated in the countryside, not isolated to 30 min. Bergerac Airport. The house, the barn and the adjoining chai offer 240m<sup>2</sup> ground. 7000m<sup>2</sup> of land supplied with water and electricity.

87 m<sup>2</sup> living

7 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

55 000 €

Agency fees: 10 % VAT included\*

Price without fees: 50 000 €

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



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## • Description ref n°124 •

This property is situated in the countryside without being isolated and close to a small village about 15 kms from Eymet. Old farmhouse on 7000m<sup>2</sup> of land in the countryside but not isolated. Water and electricity coming into the land bounded but it is necessary to reset a counter. The old house has one room 21.5m<sup>2</sup> with fireplace and old sink, 1 closet, tiled floor - originally a large room partitioned today forms a corridor 5m<sup>2</sup>, plus 2 pieces of 15m<sup>2</sup> and 20m<sup>2</sup>. The soil of this part is terracotta. 2 other rooms with concrete floor 15m<sup>2</sup> and 11m<sup>2</sup> of covered an extension of the house. The barn of 76 m<sup>2</sup> floor abuts and communicates with the house. The current owner has obtained the necessary authorizations for conversion into a dwelling. The 75m<sup>2</sup> cellar floor is adjoining but not communicating with the other buildings. A former annex building in ruins is also located on the ground. All restoration work requires the structural work (roofs) and walls of some buildings, but there are many possibilities for lovers of old stones ...

