Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1450 • House - Eymet •



DETAILS

Land surface: 2.4 ha

Number of bedrooms: 5

Number of levels: 1

Type of heating: fuel, pompe à chaleur

Drainage/sewage: Septic tank

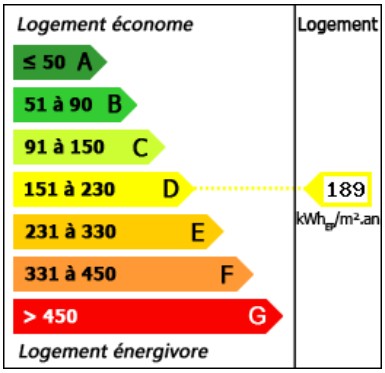
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Beautiful family home located in the countryside 30 min. from Bergerac airport, near Golf. Beautiful park, POOL, character outbuildings. Ideal for creating business 1 tourist accommodation of charm.

240 m² living

24 000 m²

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

Price fees included

449 000 €

Agency fees: 4,9 % VAT included*
Price without fees: 428 000 €

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

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• Description ref n°1450 •

Very beautiful property of character located in an equally charming environment (landscaped park).Located on a small country road, quiet, access to the property by a long driveway lined with trees preserves the more intimate places.The set consists of beautiful stone buildings and in excellent condition.The family house is composed as follows:- Ground floor with lounge (33m2) with tiled floor fireplace, staircase leading upstairs, beautiful corner cabinet; a dining room (34m2) with tiled floor fireplace (honeycomb tiles); traditional cuisine (20m2) honeycomb tiles, stairs leading upstairs, 2 doors access to the garden; toilet with sink; large laundry / boiler room (17m2) (boiler fuel Wiessmann more hot water heat pump). A bedroom with shower room and toilet (21m2) hot water boiler.- Upstairs: Large distribution corridor provides access to all rooms: bathroom, carpeted floor (10m2); separate toilet; Room 2 (22m2) wooden floor, attic (walls lined); Room 3 with shower room and wc sanibroyeur (24m2) wooden floor, closet; Room 3 (16m2), wooden floor, closet; bedroom 4 (21m2) with bathroom and toilet, wooden floor hot water boiler.Functional home, with many openings, good ceiling height, central heating in all rooms. Electrical panel again.The pavilion of the 17th century offers many possibilities including that of a charming cottage. It currently has 2 habitable rooms, with heating, 34m2 each: living room with fireplace, wooden floor, access to the attic and the cellar; an office / library with fireplace, parquet floor.The attic (attic) is easily convertibleCave in the lounge area, high ceilings, also accessible from the outside.A barn (90m2) Stone currently used as garage / workshop, concrete floor; adjacent barn; beautiful loft on the side.Outside: this property has a beautiful park with many trees and ornamental shrubs; a wooded area.14x6 pool with large terrace and technical room; well







