



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2077

• House - Eymet •



## DETAILS

**Land surface:** 5861 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2010

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 barn recently restored and tastefully converted. Charm and comfort assured. Rural lovely setting, 10 minutes from the shops.

295 m<sup>2</sup> living

5 861 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@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



# Agence Immobilière Valadié

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## • Description ref n°2077 •

Old barn converted into a house, full of charm, with a living area of 295 m<sup>2</sup>. Access to the house via a private way.

On the ground floor : A hall of 10.8 m<sup>2</sup> with a beautiful wooden door, skylight, cupboards and an opening arched serving:

- An open bright living room of about 110 m<sup>2</sup>, stone tiled floor, stone walls, exposed beams, high ceilings, french doors with access to the terrace.

- Below, a kitchen of 41 m<sup>2</sup>, stone tiled floor, wood stove, range hood, dishwasher, refrigerator, pantry.

- An en-suite bedroom 21.8 m<sup>2</sup> accessible by two steps, polished concrete floor, stone walls, exposed beams, French window with access to the garden; a bathroom of 6 m<sup>2</sup> with sink, toilet, walk-in shower, towel warmer, skylight.

- A bedroom (or office) of 26,09 m<sup>2</sup> with polished concrete floor and exposed beams giving access to the first floor in an other bedroom with an open bathroom (washbasin, bath and W.C.). beautiful view over the garden.

- An independent WC 2 m<sup>2</sup>, stone tiled floor, washbasin.

- A laundry room of 14 m<sup>2</sup>, stone tiled floor, French window with access to the outside.

Upstairs:- An en- suite bedroom of 16.3 m<sup>2</sup> with a dressing of 6 m<sup>2</sup>, an open bathroom (bath, walk in shower, sink, toilet), cupboards, 2 windows and 1 window onto a balcony.

- An interior balcony overlooking the living room, used as a library.

Outside :- A covered terrace of about 35 m<sup>2</sup>, accessible from the living room, facing south with views over the surrounding countryside.

- A garden shed

- Land of 5861 m<sup>2</sup>

Plus :- Double glazing (burglar)

- Floor heating with thermostat in each room

- High Quality products

