Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4423 • House - Eymet •



DETAILS

Land surface: 5401 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Gaz citerne Eet bois

Drainage/sewage: Septic tank

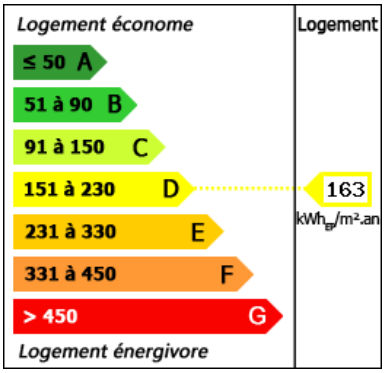
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Magnificent property with outbuildings in stone, swimming pool-heated, pond and source. 5 mins drive to the shops. 5 bedrooms. Garden. quiet with views of the countryside.

260 m² living

5 401 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

385 000 €

Agency fees: 4,9 % VAT included*
Price without fees: 367 000 €

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

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• Description ref n°4423 •

Stone house with outbuildings and swimming pool on ground of 5401m2
the house consists on the ground floor :

Entry. Open equipped kitchen with dining area 37m2, stone fireplace with wood burning stove, door opening on to the living room. Tile floor cooked.

Living room of 50m2 - (12.39 m x 4m approx)-exposed Stones and beams, tiled floors terracotta-
double exposure - access to the terrace behind.
Laundry room - 7,17m2 with a sink and hook-ups for machines. Door to the workshop.
Kitchen - clearance -5m2. Wooden staircase leading to the 1st floor.

Room n°1 of 25,27m2 - parquet floor with fireplace
Bathroom adjacent -3,26m2 with shower , WC and wash-hand basins.
A few steps -
Room # 2 or room-to-live of 24,50m2 - parquet floor and wood burning stove
-Half Floor -
Landing wooden floor
Room n°3 - 12,12 m2 - parquet floor
-First floor-
Level-a Mezzanine of 12,20m2
Bedroom 4 -26,6m2, exposed beams and apparent stones, parquet floor dressing room /delivery of 7m2
Room n°5 of 27m2 - beams and apparent stones, parquet floor. dressing room /delivery 5m2 - door access to the attic.
Bathroom -12m2 bath, sink and Toilet
-Attic space available for development - 139m2 - beam and exposed stone walls - access also by the workshop - panels and laminates to the ground.
- Dependencies to adjacent -
Workshop of 32m2 - access to the peak of the house
Former chai - -75m2
Barn-88m2 - -
Boiler room-40m2 - gas boiler Bosch
Technical room swimming pool-12m2
Cellar in the basement of the house -36m2
Shelter / shed of 12m2
Raised and flowery garden of 5400m2
Swimming pool heated of 9 x 4 m with its beach. Pond and source







