



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

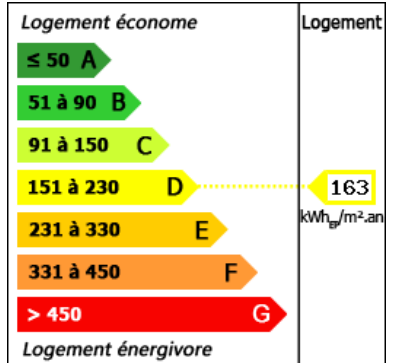
Swimming pool: Yes

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

- 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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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

