



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4423

• House - Eymet •



## DETAILS

**Land surface:** 5401 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Gaz citerne Eet bois

**Drainage/sewage:** Septic tank

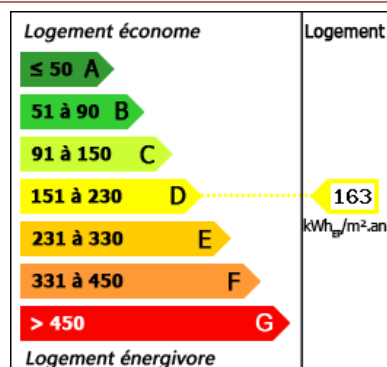
**Swimming pool:** Yes

**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 m<sup>2</sup> living

5 401 m<sup>2</sup>

- Issigeac -  
Grand Rue

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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 5401m<sup>2</sup>

the house consists on the ground floor :

Entry. Open equipped kitchen with dining area 37m<sup>2</sup>, stone fireplace with wood burning stove, door opening on to the living room. Tile floor cooked.

Living room of 50m<sup>2</sup> - (12.39 m x 4m approx)-exposed Stones and beams, tiled floors terracotta-double exposure - access to the terrace behind.

Laundry room - 7,17m<sup>2</sup> with a sink and hook-ups for machines. Door to the workshop.

Kitchen - clearance -5m<sup>2</sup>. Wooden staircase leading to the 1st floor.

Room n°1 of 25,27m<sup>2</sup> - parquet floor with fireplace

Bathroom adjacent -3,26m<sup>2</sup> with shower , WC and wash-hand basins.

A few steps -

Room # 2 or room-to-live of 24,50m<sup>2</sup> - parquet floor and wood burning stove

-Half Floor -

Landing wooden floor

Room n°3 - 12,12 m<sup>2</sup> - parquet floor

-First floor-

Level-a Mezzanine of 12,20m<sup>2</sup>

Bedroom 4 -26,6m<sup>2</sup>, exposed beams and apparent stones, parquet floor dressing room /delivery of 7m<sup>2</sup>

Room n°5 of 27m<sup>2</sup> - beams and apparent stones, parquet floor. dressing room /delivery 5m<sup>2</sup> - door access to the attic.

Bathroom -12m<sup>2</sup> bath, sink and Toilet

-Attic space available for development - 139m<sup>2</sup> - beam and exposed stone walls - access also by the workshop - panels and laminates to the ground.

- Dependencies to adjacent -

Workshop of 32m<sup>2</sup> - access to the peak of the house

Former chai - -75m<sup>2</sup>

Barn-88m<sup>2</sup> - -

Boiler room-40m<sup>2</sup> - gas boiler Bosch

Technical room swimming pool-12m<sup>2</sup>

Cellar in the basement of the house -36m<sup>2</sup>

Shelter / shed of 12m<sup>2</sup>

Raised and flowery garden of 5400m<sup>2</sup>

Swimming pool heated of 9 x 4 m with its beach. Pond and source

