



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4569

• House - Eymet •



DETAILS

Land surface: 5200 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Without

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: Not specified

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

All real estate located a 10-minute drive from Eymet, in the countryside but not isolated, House and outbuildings (former wine storehouse, 2 barns, cellar, workshop) field 5000m² approximately. Many possible projects. A Must See!

200 m² living

5 200 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

181 900 €

Agency fees: 7 % VAT included*

Price without fees: 170 000 €

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



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• Description ref n°4569 •

Old farmhouse located in the countryside at the end of his path

10 minutes by car from Eymet, 20 minutes from Bergerac.

Home with a volume generous to accommodate a family comprising on the ground floor an entrance hall, bright 23.5m² with a staircase, a bathroom of 3.7m² with wc, release 3.10m² with access to the old winery and the cellar (under the whole house). A kitchen of 20.5m², a living room of 36m²

Laundry room of 15m², adjoining workshop of 24 m², suitable attic.

Courtyard-style patio of 36m² connecting barn and workshop.

First floor: landing of 2.8m², bathroom with wc, storage room of 4.2m², dark room of 15m² with access to the attic (40m² convertible); hallway, 1 bedroom 11.3m², 3 other bedrooms of about 15.5m² each

chai de 162m²

barn of 149m²

barn of 68m² with attic

Old barn in ruins

Land of about 5000m², garden with a well and water room.

House renovated in the 80' in need of work compliance (sanitation, electricity, etc.) and renovation/ upgrade to the taste of the day (heating to create, sanitary plumbing to modernize), but with a nice potential.

Ideal professional project.

