



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4971

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 1.1 ha

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**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

Real estate complex ideal for lovers of old stones! With volume and character, this property is intended for many projects ...

263 m<sup>2</sup> living

11 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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



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## • Description ref n°4971 •

Real estate complex located in the countryside without being isolated, a few minutes from a pretty village with amenities, 10 minutes from Eymet.

Old farm including a large country house (200m<sup>2</sup> on the ground) in stone. The interior is in the process of being renovated (lots of character with its terracotta floor tiles, period fireplaces, exposed stone walls, high ceilings (3.3m), exposed beam ceilings).

through entrance of 24.5m<sup>2</sup>, old kitchen of 37m<sup>2</sup> with fireplace, 1 room of 37m<sup>2</sup> with fireplace, 1 room of 53m<sup>2</sup> with fireplace, period cupboard, 1 room of 44m<sup>2</sup> with access to the convertible attic, bathroom of 4m<sup>2</sup>, wc individual

The joinery is fairly recent (double glazed)

The house does not have the water supply but easy connection. Use of well water.

Sanitation to be redone (over 30 years). No heating system

The second house of 63m<sup>2</sup> (created as an extension of the barn) also requires work but offers various possibilities of use. It includes a living room / kitchen (wood stove heating) of 27.5m<sup>2</sup> with exterior access door and into the barn; a bedroom, in its extension an entrance / hallway to a bathroom with wc and a second bedroom (possibility of a guest room). Double glazing joinery. The stone-walled barn, of 107m<sup>2</sup> on the ground, benefits from a roof framework redone about 10 years ago. This is adjoining and communicating with the converted part (possibility of extending the living area)

House connected to the water supply plus possibility of using water from the well. Non-compliant pit sanitation (creation in 2001).

A 3rd agricultural building (over 250m<sup>2</sup>) includes the barn, cellar / cellar, and a workshop. Work needed (Stone construction plus cinder block on one side).

Old pigsty

The land of 1ha10 is flat (meadow) and has 2 access roads, one of which has a right of way for the benefit of the adjoining property. Location in the countryside, quiet without being isolated!

