Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5461 • House - Duras •

SOLD



DETAILS

Land surface: 2700 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Pit all waters

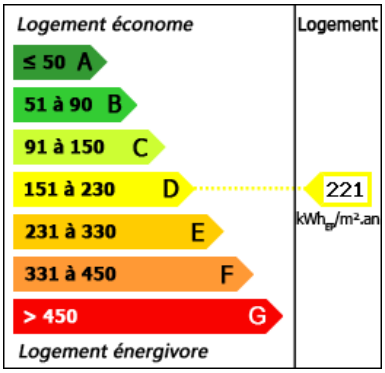
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2005



Single storey house quietly located in a pretty village. All in excellent condition, offering beautiful volumes. pleasure garden with swimming pool, outbuilding

170 m² living

2 700 m²

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

Price fees included

358 700 €

Agency fees: 5,5 % VAT included*
Price without fees: 340 000 €

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

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• Description ref n°5461 •

Construction of 2005 with extension carried out in 2020 offering a living area of 170m2 with all comfort.

House on the outskirts of the village in a very peaceful setting without being isolated on the border of the Dordogne, Lot et Garonne and Gironde.
Located 10 minutes from all amenities and for amateurs near the golf course of Vigiers.
Interior in excellent condition including a very bright entrance of 12m2 plus storage, individual wc with washbasin; large living room of 63m2 including a kitchen redone in 2020, many openings, a fireplace with wood stove; clearing / corridor, a room of 5.7m2 which can be used as office, workshop, etc ..., clearance of 4m2; 1 en-suite bedroom (18m2) with storage space and bathroom / wc; 1 bedroom of 11.50m2 plus bathroom / wc of 4.48m2. The extension includes a linen room (5.7m2), a dressing room (4.9m2), a beautiful bedroom (16m2) with its bathroom / wc (9.24m2)

House with recent electric radiators, double-glazed pvc joinery.

On the garden side, the house benefits from a green environment with trees, a beautiful covered and tiled terrace which offers an additional living space from the first fine days just next to the bathing area with a small shell pool ideal for cooling off. during the hottest hours (swimming pool also heated)

32m2 wooden garden workshop

Water collectors are installed at various points on the property.









