



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5513

• House - Eymet •

SOLD



DETAILS

Land surface: 1.7 ha

Number of bedrooms: 8

Number of levels: 2

Type of heating: fuel et électrique

Drainage/sewage: Septic tank

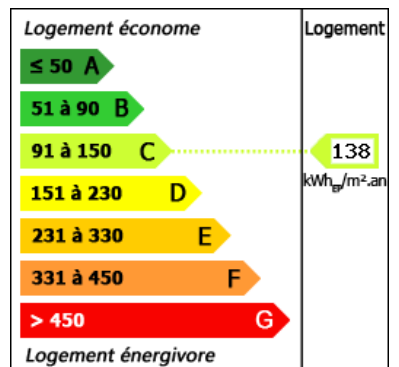
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Old renovated country farm located in a bucolic setting between Dordogne and Lot et Garonne: 3 apartments, outbuildings, beautiful swimming pool ...

430 m² living

17 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

495 999 €

Agency fees: 5 % VAT included*

Price without fees: 472 380 €

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



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• Description ref n°5513 •

Old farm forming a set of character located in a peaceful environment. on the border of Dordogne / Lot et Garonne enjoying all the advantages of the countryside without any particular nuisance:

Only 5 minutes from the first amenities and close to the beautiful bastides of Eymet, Duras and Miramont de Guyenne. Ideally located for a tourist activity and to discover the region but also for those looking for peace.

The main stone body consists of three adjoining accommodations:

housing n ° 1 of 208m² hab. approximately, (current gîte, sold furnished): main exhibition facade. south east with terrace and open view on the land (meadow)

- Country kitchen 33m², terracotta floor, exposed beams
- Living room with wood stove (INVICTA) with insert, 37m², exposed beams, marble slab floor, mezzanine
- Hallway 9.7m², terracotta floor, access to the terrace and lean-to
- Bedroom 15m², parquet floor
- Shower room - contemporary wc 5.9m²
- lingerie

Floor:

- vast mezzanine offering several spaces (extra bedroom, office, etc.), velux windows
- 1 bedroom 16m²
- Bathroom (bath and shower) 7.9m²
- wc with washbasin
- Clearance 4m²
- 2 other sloping bedrooms of 11m² and 13.6m² on the ground, velux windows

Housing n ° 2 of 160m² main entrance by exhibition terrace. North West

- Living room / kitchen 55m², mezzanine
- Room 13.7m² lean-to access
- Wc with washbasin
- Cellar
- lingerie
- Office with glass door opening onto terrace; access to the boiler room

Floor:

- Mezzanine serving 2 sloping bedrooms of 18m² and 13.5m², velux windows
- Master bedroom with shower room / wc, storage, 24m² (cupboard with installation for 1 out of use solar panel), roof terrace
- Bathroom and wc 10.5m²

