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

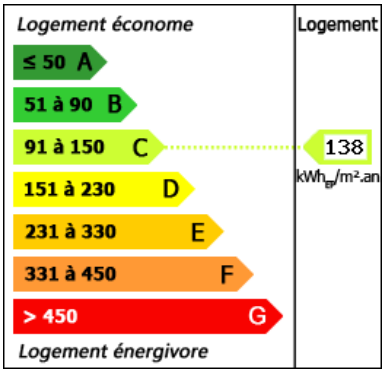
Swimming pool: Yes

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

Non-binding document

- 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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• 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



