



# 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

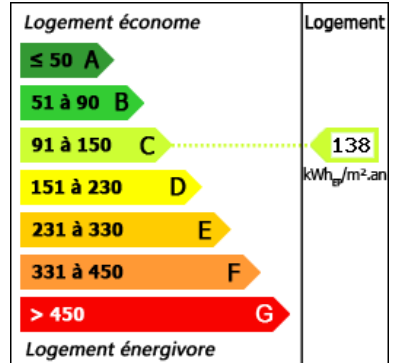
**Swimming pool:** Yes

**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 m<sup>2</sup> living

17 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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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 208m<sup>2</sup> hab. approximately, (current gîte, sold furnished): main exhibition facade. south east with terrace and open view on the land (meadow)

- Country kitchen 33m<sup>2</sup>, terracotta floor, exposed beams
- Living room with wood stove (INVICTA) with insert, 37m<sup>2</sup>, exposed beams, marble slab floor, mezzanine
- Hallway 9.7m<sup>2</sup>, terracotta floor, access to the terrace and lean-to
- Bedroom 15m<sup>2</sup>, parquet floor
- Shower room - contemporary wc 5.9m<sup>2</sup>
- lingerie

Floor:

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

Housing n ° 2 of 160m<sup>2</sup> main entrance by exhibition terrace. North West

- Living room / kitchen 55m<sup>2</sup>, mezzanine
- Room 13.7m<sup>2</sup> 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 18m<sup>2</sup> and 13.5m<sup>2</sup>, velux windows
- Master bedroom with shower room / wc, storage, 24m<sup>2</sup> (cupboard with installation for 1 out of use solar panel), roof terrace
- Bathroom and wc 10.5m<sup>2</sup>

