

# 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

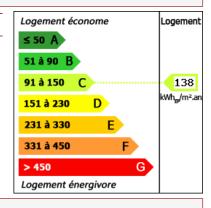
Swimming pool: Yes

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 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

Non-binding document



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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