Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5937 • House - Sigoulès-et-Flaugeac •

SOLD



DETAILS

Land surface: 7200 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel plus bois

Drainage/sewage: Pit all waters

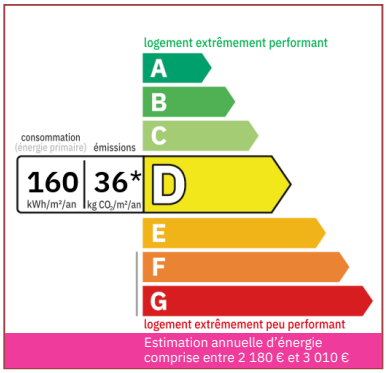
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Large family home located in the countryside just 5 minutes from all amenities. Beautiful interior, spacious and bright, 4 bedrooms. POOL. Green environment, in the heart of the Bergerac vineyards.

200 m² living

7 200 m²

Non-binding document

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

Price fees included

420 000 €

Agency fees: 5 % VAT included*
Price without fees: 400 000 €

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

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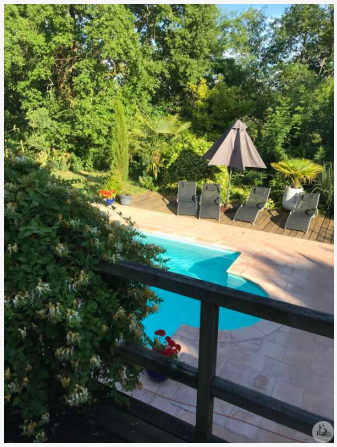
Professionnels de la transaction immobilière depuis 1960

• Description ref n°5937 •

Stone house (202m2 approx.) with a very neat and warm interior offering beautiful spaces. Well placed, in the heart of the Bergerac vineyards, just 15 minutes from Bergerac or Eymet, a few minutes by car from amenities. Near calm environment, without being isolated (hamlet of 3 houses).



Comfortable accommodation consisting of a very bright entrance (large bay window) serving the living rooms: the 25m2 dining room, terracotta floor, with two large windows providing beautiful lighting and the 24m2 living room, parquet floor is in row. A large bay window provides access to a first covered terrace followed by 2 other espalier terraces.
Opposite the dining room you will find the large kitchen of 24.7m2 fitted out with a cooking island, a pantry
The 13.8m2 office and the boiler room with wc are in a row



Upstairs:
Clearance / landing of 13m2, parquet floor
bedroom 1 of 23m2, wooden floor, 2 windows; private shower room/wc (7m2)
bedroom 2 of 16.5m2 crawling, parquet floor, 1 window
bedroom 3 (current workshop) of 13.9m2 crawling, parquet floor, skylight
bedroom 4 22m2, parquet floor, 2 windows
7m2 family bathroom with bath, shower and wc



This house underwent a refurbishment during the 2000s (electricity, plumbing, sanitation, heating) plus more recent embellishment work (facade put in exposed stone, change of joinery, updating to the taste of the update of the bathrooms and the kitchen, etc...)

On the garden side, the house benefits from a vast area of 7000m2 with ornamental trees, and a more wooded part (about 2000m2)
The swimming pool was installed in 2008 (dimension 8X4). Sheltered from all eyes, it also has a large terrace facing south.



Individual sanitation septic tank