



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5937

• House - Sigoulès-et-Flaugeac •

SOLD



## DETAILS

**Land surface:** 7200 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel plus bois

**Drainage/sewage:** Pit all waters

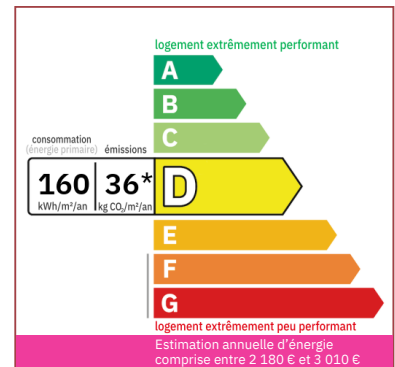
**Swimming pool:** Yes

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

7 200 m<sup>2</sup>

- 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



# Agence Immobilière Valadié

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## • Description ref n°5937 •

Stone house (202m<sup>2</sup> 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 25m<sup>2</sup> dining room, terracotta floor, with two large windows providing beautiful lighting and the 24m<sup>2</sup> 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 24.7m<sup>2</sup> fitted out with a cooking island, a pantry  
The 13.8m<sup>2</sup> office and the boiler room with wc are in a row

### Upstairs:

Clearance / landing of 13m<sup>2</sup>, parquet floor  
bedroom 1 of 23m<sup>2</sup>, wooden floor, 2 windows; private shower room/wc (7m<sup>2</sup>)  
bedroom 2 of 16.5m<sup>2</sup> crawling, parquet floor, 1 window  
bedroom 3 (current workshop) of 13.9m<sup>2</sup> crawling, parquet floor, skylight  
bedroom 4 22m<sup>2</sup>, parquet floor, 2 windows  
7m<sup>2</sup> 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 7000m<sup>2</sup> with ornamental trees, and a more wooded part (about 2000m<sup>2</sup>)

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

