



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6025

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 6400 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

UNIQUE property: high quality dwelling located at the end of a private driveway in a landscaped setting of more than 6000m<sup>2</sup>, close preserved environment with breathtaking VIEW. Assured crush

205 m<sup>2</sup> living

6 400 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

472 500 €

Agency fees: 5 % VAT included\*

Price without fees: 450 000 €

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





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## • Description ref n°6025 •

Property offering an ideal setting for any lover of tranquility:

Housing ideally placed.

It is located at the end of a private driveway in a dominant position with a splendid view over the surrounding countryside.

Less than 30 minutes by car from Bergerac and its airport, 10 minutes from Eymet.

Bucolic setting: house surrounded by woods, fields (sunflower cultivation, wheat) its garden is perfectly maintained and landscaped (many ornamental trees and shrubs, a beautiful orchard...)

This old farmhouse has been completely redesigned; offering a very neat, comfortable and bright interior of 205m<sup>2</sup> of living space on one level and an outdoor space around the house which has been fitted out in order to be able to make the most of the site.

A covered terrace on the front gives access to a 7m<sup>2</sup> hall with storage space approx. 2.5m<sup>2</sup>, stone flagged floor. It also serves a 27m<sup>2</sup> kitchen fitted with plenty of storage and equipped, tiled floor

The dining room of 32m<sup>2</sup> has a fireplace with a wood burner (good performance), beamed ceiling, an old sink, a glazed door leading to the garden. In a row, the old barn has been converted into a very beautiful cathedral living room of 41.5m<sup>2</sup>, tiled floor, fireplace with trumeau, a large bay opening onto a wooden terrace, a window with fixed frame

A first sleeping area on the entrance side with a 16m<sup>2</sup> bedroom, stone paving floor, storage; individual wc and shower room of 9m<sup>2</sup> (Italian shower, 2 basins, space for the washing machine). The second sleeping area consists of a hallway opening onto a bedroom with a 21m<sup>2</sup> closet, melamine floor, skylight, a toilet, a shower room, skylight; a third en-suite bedroom of 31m<sup>2</sup>, stone flagstone floor, bathroom, French window opening onto the garden.

Dependencies:

- adjoining the house is a lean-to of approximately 20m<sup>2</sup>

- A garage for one car plus shelter and a garden shed of approximately 12m<sup>2</sup> have been set back from the house



Land suitable for a pool. The parcel offers an orchard