



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6595

• House - Sigoulès-et-Flaugeac •



DETAILS

Land surface: 14340 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

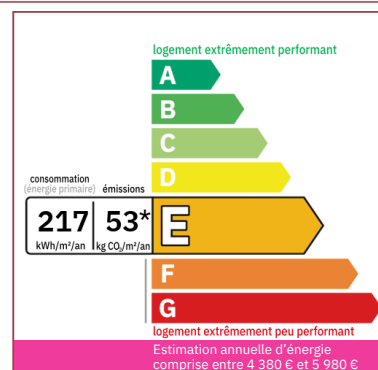
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Beautiful country house having been the subject of an adjoining extension offering a 2d dwelling; offering a total of 305m² of living space. Land of more than 1.4ha with a wooded part and meadow.

305 m² living

14 340 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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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°6595 •

Real estate complex located at the exit of the village with essential amenities, 15 minutes from Bergerac in a quiet environment without being isolated.

Old main house, with character; plus an extension with dovecote forming additional accommodation.

House renovated a few years ago with quality materials; modernization and interior decoration to finish.

Together offering approx. 305m² of living space

Main stone construction comprising

On the ground floor: 1 old closed and furnished terrace approx. 24m² Stone paving floor, DV windows, electric shutters - equipped fitted kitchen approx. 21.6m²- dining room with staircase and fireplace approx. 29m² - hallway - bedroom n° 1 approx. 18m² – wc/washbasin-shower room/wc 7m²; adjoining boiler room (central floor heating) - living room approx. 40m² with fireplace, cathedral ceiling, stone flagstone floor, exposed beam ceilings

Upstairs: an office approx. 25m²- shower room with wc-bedroom n°2 approx. 25m² (electric radiators, exposed framework, skylight windows)

2nd part: brick construction to bring up to date including a living room / fitted kitchen approx. 35m² – hallway-wc- laundry room- bathroom approx. 4.7m² - bedroom n°3 approx. 13m²

Floor: 1 bedroom in exposed framework (dovecote) approx. 13m²

Garage and double detached lean-to

On the garden side, green environment planted with ornamental trees and shrubs near the house, plus woods and meadow forming a total plot of more than 1.4ha in one piece.

Individual septic tank sanitation (monitoring in progress)

