



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6723

• House - Sigoulès-et-Flaugeac •



DETAILS

Land surface: 1.05 ha

Number of bedrooms: 4

Number of levels: 0

Type of heating: climatisation réversible, radiateurs électriques

Drainage/sewage: phytoépuration

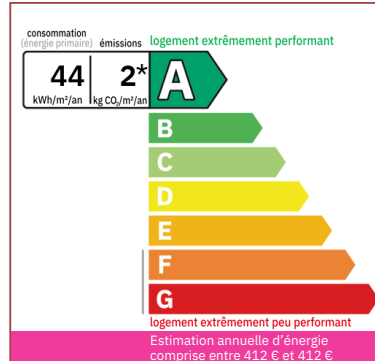
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 2019



Real estate complex comprising two contemporary single storey buildings on 1ha of land. Beautiful environment. Close to the Plum village Buddhist practice center. Golf des Vigiers at 8km

162 m² living

10 500 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

460 900 €

Agency fees: 5 % VAT included*

Price without fees: 439 000 €

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



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Ideal for a family or tourist project!

These two contemporaries from 2019 are neighbors but independent of each other.

They both benefit from a pleasant view of a hilly and green countryside located between the hamlets of the village of plum trees, 7 km from Sigoulès.

Identical in their method of construction, they offer bright rooms and excellent energy performance (energy classification A and B).

These two houses are functional: on one level.

The first house offers a current living space of 96m². It includes an entrance hall of 12m² plus a hallway with storage, individual toilet, a fitted kitchen of 12m² communicating with the living room of 26m² with numerous openings onto the land.

A 16m² room with sliding windows that can be used as a bedroom, office or living room depending on needs.

A 15m² bedroom with its 3m² dressing room and its 1.84m² bathroom

A bathroom of 8.4m² (bath and shower)

Adjoining and communicating with the house, the 27m² garage could easily be fitted out according to needs or projects (possibility of additional bedrooms)

This very easy-to-live-in house has all the modern comforts, including for people with reduced mobility.

great passages

reversible climate control,

new radiators

a chimney flue is in place for anyone who would like to install a stove

Walls with good thermal and sound insulation

Aluminum roller shutters. electric

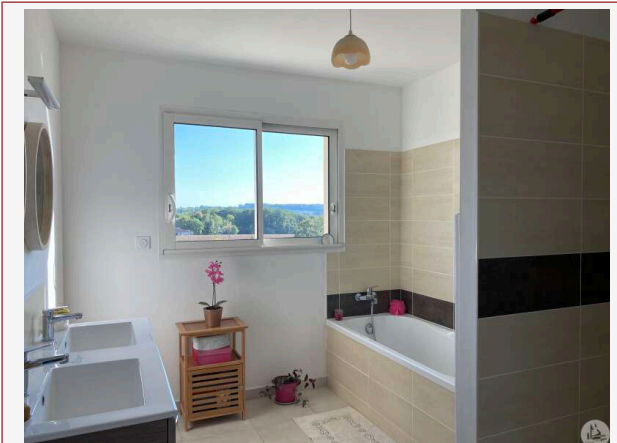
Thermodynamic balloon

The second house offers 65m² of living space. Very functional house, including for people with reduced mobility. It includes:

An entrance with storage which leads to the 28m² living room including a fitted kitchen area. It is a very bright room benefiting from numerous openings.

A pantry/laundry room of 3.8m², A bathroom/wc of 6.26m², A bedroom of 12.6m²

A 10m² bedroom



House also including reversible air conditioning, electric