



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6783

• House - Miramont-de-Guyenne •



DETAILS

Land surface: 2.3 ha

Number of bedrooms: 7

Number of levels: 1

Type of heating: fuel+pompe à chaleur

Drainage/sewage: Septic tank

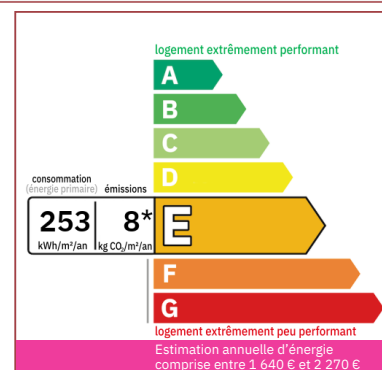
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Authentic!

This characterful real estate complex offers beautiful projects for any lover of a mansion. To discover...

300 m² living

23 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

350 000 €

Agency fees: 6,1 % VAT included*

Price without fees: 330 000 €

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



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• Description ref n°6783 •

Property located in the countryside on the edge of a dead end road, very quiet, 5 km from Miramont de Guyenne.

Authentic mansion offering many elements of character to be enhanced, with a useful surface area of more than 600m² plus its adjoining outbuildings.

The house is currently divided into two accommodations which can form a whole according to needs.

The whole requires updating work for one part and renovation for the other. The entire residence has a high ceiling height (3.8m to more than 4m) with French ceilings and large openings. The part to be renovated offers old terracotta floors, period woodwork, etc...

The outbuildings are adjoining and communicating to be restored (structural work and secondary work):

- two rooms of 40m² each with access to the outside
- The barn of approximately 175m² (stone walls) is a building built in length, benefiting from several openings
- 37m² garage (stone walls)
- Apprentices / old pigsty at the back of the outbuildings (in a dilapidated state)

House details:

A central entrance hall of 20m² serves the living areas

On the left and right of the entrance are the rooms to be renovated including on one side (approx. 100m²) a kitchen with fireplace/insert, a hallway, 2 adjoining bedrooms, a bedroom, a toilet, bathroom bathrooms, a small corridor with a storeroom, access to the cellar and outbuildings.

On the other side (approx. 65m²) an old kitchen, a bedroom, a bathroom/wc, access to the attic/boiler room (exhaust fuel boiler)

The through entrance opens onto the second accommodation renovated during the 80s/90s offering 120m² of living space distributed as follows:

a living room with fitted kitchen, insert fireplace, air conditioning, a hallway with staircase, 2 bedrooms, a bathroom, toilet

Floor comprising two bedrooms under ramp plus storage space

Magnificent vaulted cellars (more than 200m²) located under the house are accessible by a stone staircase from the inside but also from the outside and naturally ventilated by ventilators.

Individual sanitation by several septic tanks to be

