



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7051

• House - Sigoulès-et-Flaugeac •



DETAILS

Land surface: 2500 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: pompe à chaleur

Drainage/sewage: Everything in the sewer

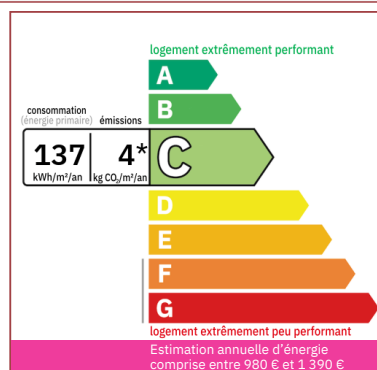
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Charming village house offering living on one level with a garden opening onto the countryside, adjoining sheds and outbuilding. Nice possible project

115 m² living

2 500 m²

Non-binding document

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

265 000 €

Agency fees: 6 % VAT included*

Price without fees: 250 000 €

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



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Property located on the outskirts of a small village of character benefiting from a very pleasant living environment (bucolic environment without being isolated) approximately 8/10 minutes by car from Sigoulès, 20 minutes from Bergerac.

The Longère type house offers approx. 115m² of living space including:

- A room of approximately 16 m². tiled floor, with a French window (current entrance) on the village side, serving the living room and the kitchen

- Living room of approx. 39 m², beautiful open fireplace, window and French window, tiled floor,

The 17m² kitchen is furnished but needs updating, tiled floor, it has a glass door opening onto a covered terrace on the garden side. It also opens onto the additional outbuildings.

On the night side, the corridor of approx. 6m². serves a modernized 4.3m² bathroom (large shower), a individual toilet and the 3 bedrooms of approx. 10m² each.

The attic of approx. 70m². is convertible. It has openings and floor insulation (attic accessible through the garage)

The connecting outbuildings/annexes to the house are:

The boiler room of 13 m² approx. (heating by heat pump)

A 23.5m² clay floor shed (former bakery) with a recently installed garage gate.

A 20m² shed (former bakery) where the electric cumulus is located, the washing machine location

The Garage is attached: approx. 43.75m². It serves two other rooms requiring renovation work (old bathroom of 9m² which is no longer functional and a room of 23m²) considered as outbuildings as is.

The house has undergone regular maintenance. It benefits from recent heating (heat pump installed in 2022), a completely redone bathroom

The roof made of canalite plates covered with tiles (recent remodeling of part of the roof with re-insulation) are some examples of maintenance.

Collective sewerage sanitation.



The garden is located at the rear (south facade) and the sides of the house (building area). Easy to maintain, flat