



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7090

• House - Miramont-de-Guyenne •



## DETAILS

**Land surface:** 9300 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

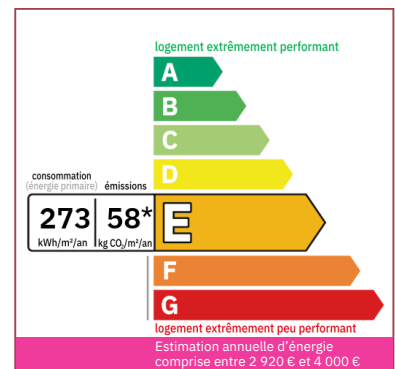
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming property located in the countryside, open and quiet environment. Country house, large barn and old dryer, swimming pool, 1 hectare pleasure ground

180 m<sup>2</sup> living

9 300 m<sup>2</sup>

- Eymet -

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Price fees included

378 000 €

Agency fees: 5 % VAT included\*

Price without fees: 360 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7090 •

Charming lot and Garonne property located between Miramont de Guyenne and Marmande.

Located in the heart of rolling countryside, surrounded by pretty views and isolated (at the end of a communal road)

The house offers 165m<sup>2</sup> of living space. Restored country house of structural work having retained elements of character, starting with its gallery on the main facade (south exposure) of approximately 30m<sup>2</sup> the 29m<sup>2</sup> kitchen has been renovated in a country style (terracotta floor, fireplace with wood stove, equipped with appliances), glass door leading into the gallery. The adjoining living room offers 46m<sup>2</sup>, staircase leading upstairs (partially fitted attic), glass door leading into the gallery,

A clearance of 5m<sup>2</sup> leads to the boiler room. Access hatch to the cellar

A 23m<sup>2</sup> bedroom with shower, toilet, large cupboard, parquet floor, 2 windows

A bedroom of 24.5m<sup>2</sup>, parquet floor

A second hallway leads to a bedroom of 19.5m<sup>2</sup>, parquet floor; individual toilet, bathroom of 5.6m<sup>2</sup>

The first floor (partially converted attic) includes a 3m<sup>2</sup> shower room/wc; a 4th crawl bedroom (29m<sup>2</sup> on the floor) is used as a dormitory, OSB floor, partly convertible attic (usable area approx. 120m<sup>2</sup>)

A laundry room with a shower area is accessible from the gallery, individual toilet

The cellar of approx. 38m<sup>2</sup>. is also accessible from the outside (cumulus location changed in 2024)

The current owners wanted to keep the original character of the place (choice of traditional single-glazed doors and joinery, terracotta floors in the living rooms, ceiling beams and paneling)

The house has central heating (old but functional oil boiler), the tank (1000L) is outside the house

The large typical barn with its crèches, two stables under the awning, an old tobacco barn at the rear and an old cellar forms a considerable usable space of around 500m<sup>2</sup>

A second tobacco dryer of 40m<sup>2</sup>

