



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7203

• House - Sigoulès-et-Flaugeac •



## DETAILS

**Land surface:** 14340 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

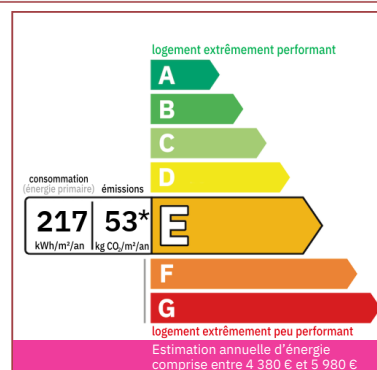
**Swimming pool:** No

**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 305m<sup>2</sup> of living space. Land of more than 1.4ha with a wooded part and meadow.

305 m<sup>2</sup> living

14 340 m<sup>2</sup>

- 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°7203 •

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. 305m<sup>2</sup> of living space

Main stone construction comprising

On the ground floor: 1 old closed and furnished terrace approx. 24m<sup>2</sup> Stone paving floor, DV windows, electric shutters - equipped fitted kitchen approx. 21.6m<sup>2</sup>- dining room with staircase and fireplace approx. 29m<sup>2</sup> - hallway - bedroom n° 1 approx. 18m<sup>2</sup> – wc/washbasin-shower room/wc 7m<sup>2</sup>; adjoining boiler room (central floor heating) - living room approx. 40m<sup>2</sup> with fireplace, cathedral ceiling, stone flagstone floor, exposed beam ceilings

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

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

Floor: 1 bedroom in exposed framework (dovecote) approx. 13m<sup>2</sup>

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)

