



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7321

• House - Eymet •



DETAILS

Land surface: 7500 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: climatisation/poêle à bois/ pompe à chaleur

Drainage/sewage: Pit all waters

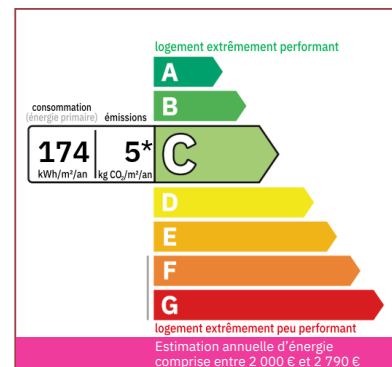
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Old farmhouse completely renovated with quality materials offering a beautiful family home and many outbuildings in excellent condition. Swimming pool, landscaped garden. Perfect for personal or professional projects!

205 m² living

7 500 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

676 000 €

Agency fees: 4 % VAT included*

Price without fees: 650 000 €

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



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• Description ref n°7321 •

Real estate complex in perfect condition located in the countryside, in a quiet area, 10 minutes by car from the bastide of Eymet.

Old farmhouse completely renovated including a beautiful family home approx. 205m² of living space with all mod cons including:

The house:

On the ground floor: a contemporary fitted and equipped kitchen with its 44m² dining room (tiled floor, double walls, recent reversible air conditioning) with the charm of the old (beams, wood stove installed in an old fireplace, old cupboard, double-glazed wooden joinery, wooden shutters)

The 27m² living room accessible directly from the kitchen is very bright with its two large double-glazed wooden windows, (tiled floor, double walls, reversible air conditioning)

On the 1st floor (staircase in the kitchen):

A landing of 11m² leads to a first bedroom of 30m² warm with its parquet floor, bright with two windows, a beautiful high ceiling (reversible air conditioning). A second bedroom of 14m² full of charm with old cupboard, decorative fireplace and parquet floor, a window, a bathroom / toilet of 8m², storage space / dressing room ... of 8m²

A second part resolutely more modern giving way on the ground floor to a

beautiful room of 37m² (TV room, gym, multiple use) with underfloor heating by air / water heat pump, a modern staircase, a bathroom of 4.5m² (walk-in shower), a laundry room serving individual toilet with washbasin, the boiler room and a cellar made from two old wine vats

On the 1st floor: gallery landing of 4m² (velux) serving two bedrooms under slope of 14M² each, parquet floor, reversible air conditioning (velux for one; velux and window for the other)

The outbuildings:

Adjoining the house:

A barn of approximately 150m² communicating with the house via the kitchen, serves as a garage/workshop (reworked roof, reinforced framework, new hot water tank)

A lean-to of approximately 19m²

A stone building with great potential for a gîte project or if necessary an extension of the house. Roof redone

