

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7321

• House - Eymet •



### **DETAILS**

Land surface: 7500 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

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

Drainage/sewage: Pit all waters

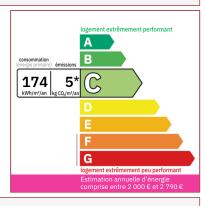
Swimming pool: Yes

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 m<sup>2</sup> living

7 500 m<sup>2</sup>

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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

Non-binding document



## Agence Immobilière Valadié

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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







