



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7393

• House - Eymet •



## DETAILS

**Land surface:** 8360 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

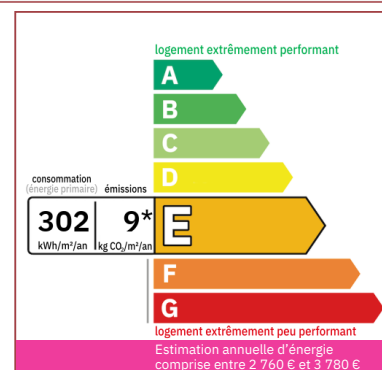
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Old atypical stone farmhouse partly renovated with an area of approx 192m<sup>2</sup>, 3 bedrooms, barn, swimming pool, not overlooked, land of approx 8360m<sup>2</sup>

192 m<sup>2</sup> living

8 360 m<sup>2</sup>

- Castillonès -

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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





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## • Description ref n°7393 •

Property at the end of its road not overlooked, without neighbors not far from the village of Eymet and 20 minutes from Bergerac.

This one consists of an atypical old farmhouse on the ground floor:

- an entrance hall of approx. 25 m2 with an open fireplace,
- a laundry room of approx 7 m2
- 2 bedrooms of approx. 11 m2 each, one of which has outside access
- a master bedroom of approx. 31 m2 with 2 French windows to the outside and a covered terrace, a lounge area, a bathroom with shower, sink and toilet, towel dryer.

An old bathroom to refresh

Upstairs: a living room of approx. 92m2 with exposed beams, access to the terrace with an unobstructed view of the surrounding countryside, kitchen area, living room and dining room, a wood stove serves as heating.

A barn with concrete floor, eaves to renovate

An old house-barn in ruins

A semi-buried above ground swimming pool with wooden deck



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