



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7452

• House - Miramont-de-Guyenne •



## DETAILS

**Land surface:** 2100 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Pompe à chaleur, climatisation réversible

**Drainage/sewage:** Septic tank

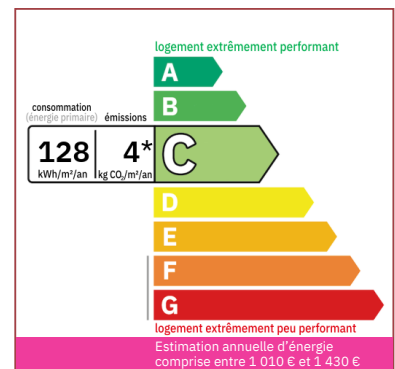
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Fully modernized and comfortable single-storey house with rented studio (furnished lease), workshop, swimming pool...

Between Miramont and Levignac de G.

150 m<sup>2</sup> living

2 100 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

300 000 €

Agency fees: 5,3 % VAT included\*

Price without fees: 285 000 €

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



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## • Description ref n°7452 •

This modernized real estate complex is well located, quiet, in the countryside without being isolated, and halfway between Miramont de Guyenne and Levignac de Guyenne.

The house located in a hamlet is protected from view by a hedge and set back from the small road crossing the place. It consists of a spacious entrance hall with cupboards and serving a bedroom, a bathroom, an individual toilet with hand basin and the 40m<sup>2</sup> living room (fitted kitchen/living room) with an insert fireplace, reversible air conditioning, openings leading onto a covered terrace of approximately 40m<sup>2</sup> offering an additional and convivial space (barbecue) with a lovely view of the garden

in the extension are the 18m<sup>2</sup> dining room (2 windows), 2 other bedrooms including an en-suite bedroom (bathroom) with access to the garden in an intimate setting (bed and breakfast possible),

12m<sup>2</sup> laundry room

An old attached garage converted into a studio with a room of approx. 30m<sup>2</sup>. plus bathroom/wc sanibroyeur of 8m<sup>2</sup> approx.

with rental report (furnished lease €390/month)

An outbuilding of approximately 50m<sup>2</sup> located on the edge of the land and adjoining on one side used as a workshop and cellar

Garden side:

Location enjoying beautiful views of the countryside with a nicely furnished relaxation area around an above-ground swimming pool with wooden terrace

fruit and ornamental trees complete the landscaped space around the house

A well used for watering the garden and sanitary facilities

The land is enclosed with gate. Plot in building zone

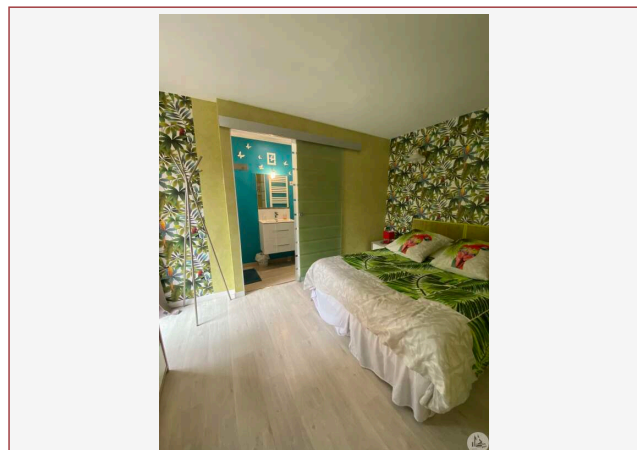
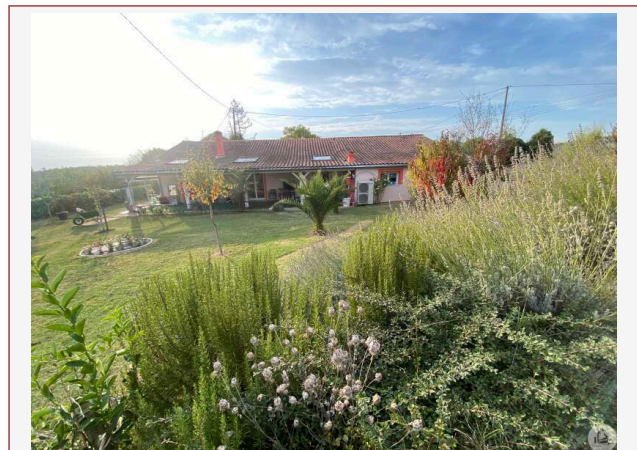
House in very good condition, interior and exterior.

Double glazing joinery

heat pump

Individual sanitation

Land of 811€



To visit without delay