



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7554

• House - Sigoulès-et-Flaugeac •

OPPORTUNITY



## DETAILS

**Land surface:** 4700 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** fuel et bois

**Drainage/sewage:** Everything in the sewer

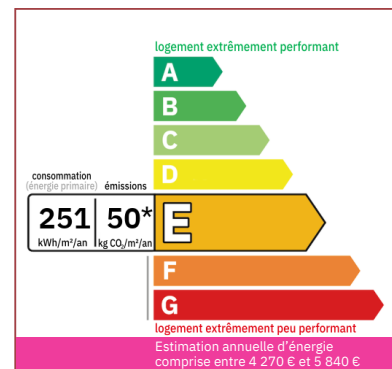
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Old house 176m<sup>2</sup> poss. more plus outbuildings on 4700m<sup>2</sup> of land near Golf des Vigiers, Plum village

176 m<sup>2</sup> living

4 700 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

238 500 €

Agency fees: 6 % VAT included\*

Price without fees: 225 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7554 •

This family-oriented house has an interesting configuration for various projects (bed and breakfast, gîte, etc.).

This property is well placed as both a primary and secondary residence. All amenities are 10 minutes away by car, including the train station. Bergerac is 25 minutes away.

It is an old house in good condition, which offers comfort as is (central heating plus stove, double-glazed joinery, fitted kitchen, etc.)

Ground floor: entrance of 12m<sup>2</sup> plus hallway of 17m<sup>2</sup>

Fitted and equipped kitchen of 18m<sup>2</sup>

Very bright living room of 42m<sup>2</sup> with a wood stove  
a bedroom of 26m<sup>2</sup>

individual toilet,

shower room

linen room

The first floor offers two large bedrooms of 22m<sup>2</sup> and 18 m<sup>2</sup> plus a large convertible attic of 98m<sup>2</sup> with 5 windows, wooden floor

Workshop adjoining the house of 76m<sup>2</sup> with boiler and fuel tank

Barn/garage of 79m<sup>2</sup> (renovation work to be expected)

Land side: 3 adjoining plots forming a pleasure garden as close as possible to the house with a small pond (rainwater recovery) plus a meadow open to vines.

House connected to the sewer system. Interior in good condition, decoration type "country house".

Land: €897

