Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7554 • House - Sigoulès-et-Flaugeac •

SOLD



DETAILS

Land surface: 4700 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: fuel et bois

Drainage/sewage: Everything in the sewer

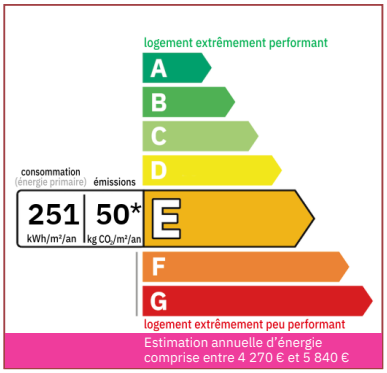
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Old house 176m2 poss. more plus outbuildings on 4700m2 of land near Golf des Vigiers, Plum village

176 m² living

4 700 m²

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

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

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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 12m2 plus hallway of 17m2
Fitted and equipped kitchen of 18m2
Very bright living room of 42m2 with a wood stove
a bedroom of 26m2
individual toilet,
shower room
linen room
The first floor offers two large bedrooms of 22m2 and 18 m2 plus a large convertible attic of 98m2 with 5 windows, wooden floor
Workshop adjoining the house of 76m2 with boiler and fuel tank
Barn/garage of 79m2 (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









