



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7709

• House - Sigoulès-et-Flaugeac •



DETAILS

Land surface: 7900 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Electric

Drainage/sewage: phyto-épuration

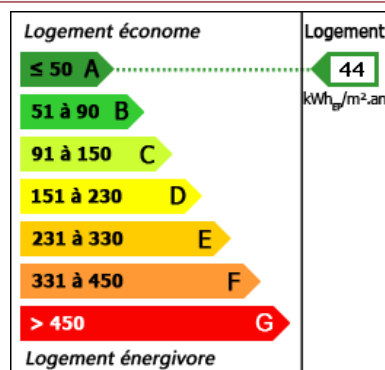
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 2019



You want to live in the countryside, you are looking for a bright, functional house in a quality environment close to the village of plum trees
A visit is essential....

96 m² living

7 900 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

270 300 €

Agency fees: 6 % VAT included*

Price without fees: 255 000 €

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



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Pleasant view of a hilly and green countryside located between the hamlets of the village of plum trees, 7 km from Sigoulès, this 2019 house offers a peaceful and comfortable living environment.

It offers a living area of 96m², it is very functional.

It includes an entrance hall of 12m² plus a hallway with storage, individual toilet, a fitted kitchen of 12m² communicating with the living room of 26m² with numerous openings onto the grounds.

A 16m² room with sliding windows that can be used as a bedroom, office or living room depending on needs.

A 15m² bedroom with its 3m² dressing room and its 1.84m² bathroom

A bathroom of 8.4m² (bath and shower)

Adjoining and communicating with the house, the 27m² garage could easily be fitted out according to needs or projects (possibility of additional bedrooms)

This very easy-to-live-in house has all the modern comforts, including for people with reduced mobility.

great passages

reversible climate control,

new radiators

a chimney flue is in place for anyone who would like to install a stove

Walls with good thermal and sound insulation

Aluminum roller shutters. electric

Thermodynamic balloon

The land of 7900m² surrounds the house, it has some young trees

individual sanitation of phyto-purification type

A garden chalet of approximately 20m² offers the possibility of additional arrangements (studio, workshop, etc.)

