



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7753

• House - Bergerac •



## DETAILS

**Land surface:** 2560 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

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

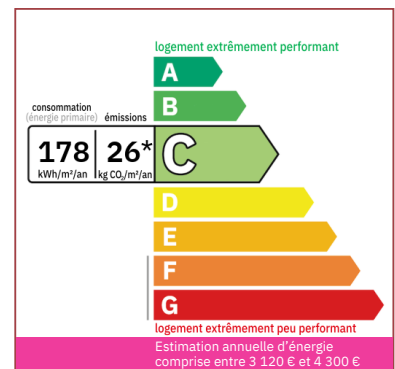
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1963



Beautiful 1960s house with a 5x10 swimming pool and a 170 m<sup>2</sup> shed, all on a 2,560 m<sup>2</sup> plot. Great potential, ideal for a business owner or large family.

170 m<sup>2</sup> living

2 560 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

262 880 €

Agency fees: 6 % VAT included\*

Price without fees: 248 000 €

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



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## • Description ref n°7753 •

Charming house with a surface area of 177 m<sup>2</sup> on two levels, each level is independent but could easily be redesigned into a large family home. The house comprises:

On the ground floor

- An open kitchen (12m<sup>2</sup>), a living room (21m<sup>2</sup>)
- Two bedrooms, one with a 13.5m<sup>2</sup> walk-in closet, the second 12m<sup>2</sup>
- A pleasant south-facing veranda (11m<sup>2</sup>)
- A utility room/pantry (4.8m<sup>2</sup>)
- A 3.6m<sup>2</sup> shower room

Upstairs

- A living room (19.5m<sup>2</sup>)
- A kitchen (13.5m<sup>2</sup>)
- A hallway leading to the bedrooms (11.6m<sup>2</sup>)
- The three adjoining bedrooms are composed as follows:
  - Bedroom 1 (11.5m<sup>2</sup>)
  - Bedroom 2 (11.5m<sup>2</sup>)
  - Bedroom 3 (11.5m<sup>2</sup>)
- A shower room (4m<sup>2</sup>)
- A toilet
- A south-facing balcony terrace with stairs (11m<sup>2</sup>)

- The entire property is heated by a Bosch oil-fired boiler in very good condition, complemented by a 12 kW enameled pellet stove.

- Two reversible air conditioners (ground floor and upper floor) enhance the installation for optimal comfort.

- Double glazing
- Traditional timber framing
- Roof redone in 2015
- Communal sanitation

- A shed/garage (177m<sup>2</sup>) completes this property offering numerous possibilities.

- A superb 10x5 swimming pool with over 100m<sup>2</sup> of deck space, all on a flat, fenced plot of 2,560m<sup>2</sup>.

- Well
- Electric gate and wicket gate

- Property tax: 1,380 euros

A must-see!!!!

