



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7764

• House - Lalinde •



## DETAILS

**Land surface:** 4800 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

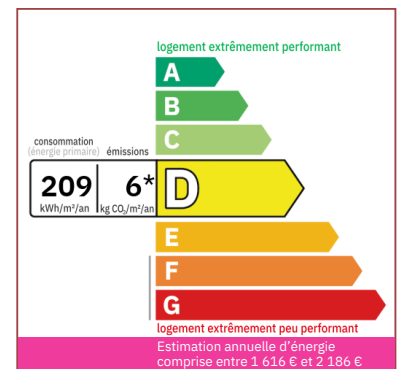
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



House located in a pretty hamlet a few minutes from all amenities. Beautiful volumes, swimming pool, outbuildings, pleasure garden plus meadow in a bucolic setting which will not leave you indifferent.

140 m<sup>2</sup> living

4 800 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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



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## • Description ref n°7764 •

Traditionally built residential house from the 1980s plus extensions from the 2000s offering more than 140m<sup>2</sup> of living space in good general condition located in the beautiful region of Périgord (1/2 hour from Bergerac / 1 hour from Sarlat) in a cul-de-sac in a living environment very pleasant and peaceful green although not isolated in the hamlet. Hiking trail nearby, Dordogne river 3 km away.

The house is comfortable, possibility of living on one level.

Ground floor: a large living room of 90m<sup>2</sup> with bay windows and DV aluminum windows, tiled floor, the room has a fitted kitchen area, dining room on the first part (cathedral ceiling), the other part dedicated the lounges have one floor. The 23m<sup>2</sup> south-facing veranda (paneled ceiling, single-glazed aluminum joinery) is ideal as a winter garden

A high-end "jotul" wood burning pole; a beautiful traditional fireplace in the living room, plus a reversible air conditioning unit allowing you to choose the mode of heating the room depending on the season

Corridor with a technical space (cumulus, electrical panel), storage and individual toilet

27m<sup>2</sup> room with private shower room/wc (shower, towel dryer, window), tiled floor, individual electric heating, two windows

The first floor consists of two bedrooms under a ramp of 15m<sup>2</sup> and 10m<sup>2</sup>, parquet floors, a bathroom of 9m<sup>2</sup> (2 sinks, bathtub, toilet)

Covered terrace converted into a summer kitchen on the kitchen side

Adjoining the house on the pool side, a 13m<sup>2</sup> room (double-glazed wooden French window) offers additional uses with some improvement work.

An independent building of approximately 55m<sup>2</sup> has three parts used as a lean-to, garage and a laundry room. The configuration of the premises easily allows a studio type layout, independent bedroom (water point and drainage in place, electricity, cement and tiled floor in the laundry room)

A second outbuilding used as a garden workshop is located on the side of the orchard with numerous fruit trees (cherry, apricot, apple, plum, fig, etc.)

The 9x5 chlorine swimming pool (flat bottom 1.5m) is

