



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7767

• House - Eymet •

FAVORITE



## DETAILS

**Land surface:** 1.9 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** pompe à chaleur

**Drainage/sewage:** Septic tank

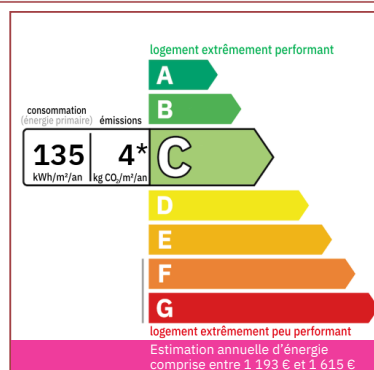
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



This property enjoys a prime, secluded, and green location just a few kilometers from Eymet. It sits on a beautiful 1.9-hectare wooded plot with a swimming pool. A haven of peace awaits you...

155 m<sup>2</sup> living

19 000 m<sup>2</sup>

- Castillonès -

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Price fees included

400 000 €

Agency fees: 6 % VAT included\*

Price without fees: 377 358 €

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





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## • Description ref n°7767 •

Charming traditional building from the late 1980s located just a few minutes' drive from the pretty fortified town of Eymet, in a peaceful, bucolic, partially wooded and secluded setting. The house comprises a 5.84 m<sup>2</sup> entrance hall, a 61 m<sup>2</sup> cathedral-ceilinged living room with three French doors opening onto terraces, a fireplace with an insert, and a staircase leading to the upper floor: a relaxation area and an 11 m<sup>2</sup> bedroom (with a powder room).

A spacious 16 m<sup>2</sup> kitchen, updated 3-4 years ago, fitted and equipped with French doors opening onto the terrace.

A 5 m<sup>2</sup> pantry with a closet.

A separate toilet. A bright 8.5 m<sup>2</sup> bathroom (with bathtub and shower).

A 13 m<sup>2</sup> bedroom with a closet, a 12 m<sup>2</sup> bedroom with a closet and powder room, and a 12 m<sup>2</sup> bedroom with French doors.

Adjoining the house is a 28.7 m<sup>2</sup> tiled garage with stairs leading to a basement comprising two 28 m<sup>2</sup> rooms. m<sup>2</sup> used as a laundry/boiler room and workshop with access to the crawl space.

A carport attached to the garage.

The house is in very good condition, traditionally built with double-glazed wooden joinery and wooden shutters. The heating system was modernized two years ago with an air-to-water heat pump (radiators in each living room). Hot water: thermodynamic tank.

Individual sanitation.

A wooden shed, built about ten years ago and approximately 38 m<sup>2</sup>, can accommodate a camper van.

The 11x5 salt-water swimming pool with Roman steps (2.3 m diving pit), plus a spa and a beautiful deck, create a very pleasant relaxation area.

RENOVATION WORK IS UNDERWAY: THE LINER WILL BE NEW AND A NEW ELECTRIC ROLLER SHUTTER WILL BE INSTALLED. COST OF THE WORK COMPLETED: 18,000 EUROS.

The pool's equipment room also serves as a storage room for garden tools.



The grounds, measuring over 1.9 hectares, are planted with trees (ornamental trees, an orchard) and include a