



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7824

• House - Lalinde •



DETAILS

Land surface: 2577 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Pit all waters

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Charming little house of 48.5 m² located on the banks of the Dordogne, on land designed for nautical, leisure and fishing activities.

48 m² living

2 577 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included*

Price without fees: 260 000 €

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



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• Description ref n°7824 •

Located in the shade of a bridge converted into a cycle path and sheltered from view, ideally positioned between the Lalinde Canal and the Dordogne, facing south, discover this corner of paradise reserved for fishing and recreational boating enthusiasts.

Comprising a comfortable house on four plots totaling 2,577 m², a large 48 m² pergola, very pleasant for large gatherings.

A lot of work has been done, and everything has been thought of here....

The two entrances are via 7-meter sliding gates, one of which is motorized, leading to a tarmac driveway for access by campers, cars, and other caravans.

The site can accommodate several families, with the possibility of seasonal rentals.

The site is fully fenced and flood-proof, located between two dams, the water level is constant.

Permission to expand by 25 m², slab installed.

Permission for a 15 m² chalet

Donations of all furniture, equipment, and canoe

