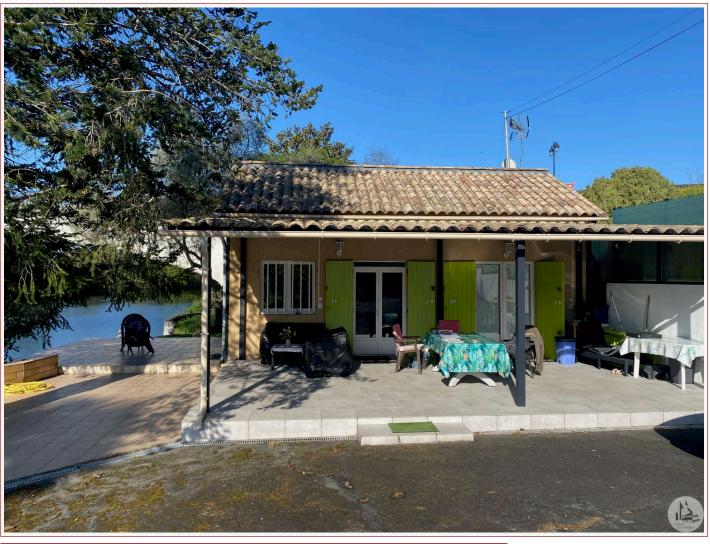


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7824

• House - Lalinde •



## **DETAILS**

Land surface: 2577 m<sup>2</sup>

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 DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

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

48 m<sup>2</sup> living

2 577 m<sup>2</sup>

- 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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • 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 m<sup>2</sup>, a large 48 m<sup>2</sup> 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 m<sup>2</sup>, slab installed. Permission for a 15 m<sup>2</sup> chalet

Donations of all furniture, equipment, and canoe











