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

DPE en cours

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 m² living

2 577 m²

Non-binding document

- 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

• 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