

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7824

• House - Lalinde •



DETAILS		Logement économe
Land surface: 2577 m <sup>2</sup>	Swimming pool: No	S1 à 90 B DPE en cours
Number of bedrooms: 3	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Electric	Fireplace: No	331 à 450 F
Drainage/sewage: Pit all waters	Built: Not specified	> 450 G
		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>

Non-binding document

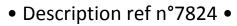
- Eymet -1 Place Gambetta 24500 Eymet Tel : 05 53 22 53 80 eymet@valadie-immobilier.com Price fees included

275 600 € Agency fees: 6 % VAT included\* Price without fees: 260 000 €

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

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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  $m^2$ , slab installed. Permission for a 15  $m^2$  chalet

Donations of all furniture, equipment, and canoe











