



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7835

• House - Monbazillac •



DETAILS

Land surface: 3240 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

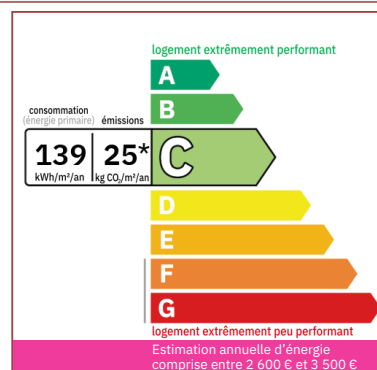
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1979



Périgord house with basement, 4 bedrooms, a large living-dining room, fitted kitchen, 10*5 swimming pool. All on a wooded plot of 2540m².

200 m² living

3 240 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

291 500 €

Agency fees: 6 % VAT included*

Price without fees: 275 000 €

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



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• Description ref n°7835 •

A 200 m² (2,160 sq ft) Périgord-style house built in 1979 with a 10x5 chlorine pool and a basement with vehicle access, on a 2,540 m² (2,600 sq ft) plot.

The house comprises:

On the ground floor:

- A large fitted kitchen (20.5 m²)
- A living/dining room (40 m²) with a fireplace
- A bedroom (11.8 m²)
- A shower room (12.4 m²)
- An entrance hall (22 m²)
- A toilet
- And a large covered terrace with pool access.

Upstairs:

- One bedroom (15.5m²)
- One bedroom-office (10.5m²)
- One bedroom (11m²)
- One bedroom (10.5m²)
- One bathroom (10m²)
- One toilet
- And one office (12m²)

Charming and sought-after setting with views of the vineyards. Wooded grounds with beautiful flowers.

The basement-boiler room, measuring 148 m², is accessed by an internal staircase, with vehicle access.

- A recent gas boiler

However, drainage work will need to be carried out due to water infiltration in the basement; a lift pump has been installed.

The sanitation system is functional but has been declared non-compliant.

