



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8025

• House - Eymet •

EXCLUSIVE



## DETAILS

**Land surface:** 1.7 ha

**Number of bedrooms:** 10

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

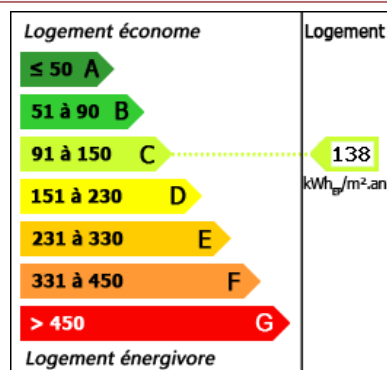
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 17



Old renovated country farm located in a bucolic setting between Dordogne and Lot et Garonne: 3 accommodations including one with private swimming pool, outbuildings, a beautiful swimming pool, mobile home ...

450 m<sup>2</sup> living

17 000 m<sup>2</sup>

- Castillonès -

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Price fees included

740 000 €

Agency fees: 5 % VAT included\*

Price without fees: 705 000 €

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





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## • Description ref n°8025 •

This charming old farmhouse forms a beautiful property complex, located in a peaceful setting on the border between the Dordogne and Lot-et-Garonne departments. This property offers all the benefits of the countryside without any disturbance, just 5 minutes from the nearest amenities and close to the renowned fortified towns of Eymet, Duras, and Miramont-de-Guyenne.

Ideal for a tourist activity or for those who love tranquility and wide open spaces. The main stone building includes three adjoining apartments:

Apartment No. 1 (approximately 208 m<sup>2</sup> of living space)

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Main façade facing southeast, with terrace and unobstructed views of the meadow.

Country kitchen (33 m<sup>2</sup>): terracotta flooring, exposed beams

Living room (37 m<sup>2</sup>): wood-burning stove (INVICTA), marble flooring, beams, mezzanine

Hallway (9.7 m<sup>2</sup>): terracotta flooring, access to the terrace and lean-to

Bedroom (15 m<sup>2</sup>): parquet flooring

Contemporary shower room with WC (5.9 m<sup>2</sup>)

Laundry room

Upstairs:

Large mezzanine (office space, spare bedroom, etc.) with skylight

Bedroom (16 m<sup>2</sup>)

Bathroom (7.9 m<sup>2</sup>): bathtub, shower

Separate WC with washbasin

Lobby (4 m<sup>2</sup>)

Two bedrooms under the eaves (11 m<sup>2</sup> and 13.6 m<sup>2</sup> on the ground floor) with skylights

Apartment No. 2 (approx. 160 m<sup>2</sup>) – entrance via a

