



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8101

• House - Cancon •



DETAILS

Land surface: 7695 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: pompe à chaleur+bois

Drainage/sewage: Septic tank

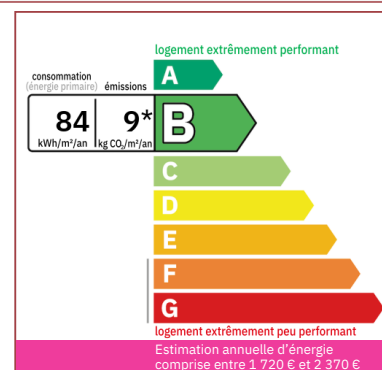
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



A must-see!!!

This beautiful 18th-century stone property includes a 220m² (2,400 sq ft) mansion.

220 m² living

7 695 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

471 000 €

Agency fees: 4,7 % VAT included*

Price without fees: 450 000 €

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



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• Description ref n°8101 •

Discover this magnificent, private estate, located in a peaceful setting in the heart of the countryside. Ideal for accommodating a large family or developing a tourist business.

You can indulge your desires thanks to the various possibilities this site offers.

Not far from the picturesque village of Lauzun (10 km) and the charming fortified town of Eymet (15 km). Bergerac airport is a 40-minute drive away.

The main house offers generous volumes. Ideal for accommodating family or friends, with its 6 bedrooms, including a master suite with bathroom and toilet.

It consists of a modern, equipped kitchen opening onto a dining room with a working fireplace, as well as a large, very bright living room.

Thanks to its heated floor, you will enjoy optimal comfort.

The partially vaulted cellar serves as a boiler room and can accommodate a workshop.

Outside, you can enjoy a large terrace equipped with a small summer kitchen and barbecue.

Adjoining the terrace is a superb 11x5 salt-water swimming pool with a deck, equipped with a heat pump and a safety roller shutter.

All the pool's equipment is in very good condition.

The outbuildings include:

A magnificent barn offering great possibilities, thanks to its 333 m² of floor space.

Its roof is new and equipped with solar panels.

An old stone and half-timbered house of 160 m² requiring complete renovation and which could be used as a gîte.

A small stone shed requiring renovation.

The flowery grounds of 7,695 m² feature large trees that provide shade for the parking lot in the summer.

Rated B, which is rare for this type of building, the owners have managed to maintain energy standards over time.

The sanitation system is new and up to standard.

