



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8104

• House - Eymet •

FAVORITE



## DETAILS

**Land surface:** 1518 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electrique au sol et cheminée

**Drainage/sewage:** Pit all waters

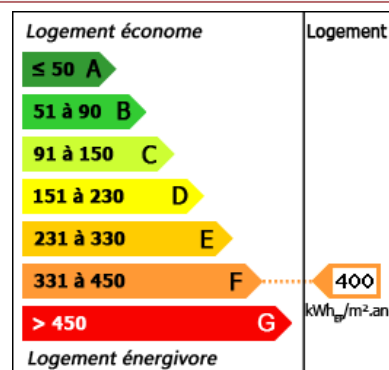
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Beautiful character stone house just 5 mins from shops.  
Quality renovation, interior courtyard, exposed stone and beams, stone floor..  
Garden. 3 bedrooms and 2 bathrooms - Near the bastide of Eymet and Sigoulès

145 m<sup>2</sup> living

1 518 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

285 000 €

Agency fees: 7,1 % VAT included\*

Price without fees: 266 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8104 •

Just 20 minutes from the beautiful riverside town of Bergerac and its airport

This lovely stone property offers on the ground floor, an entrance via a 10m<sup>2</sup> covered terrace which opens onto the 38m<sup>2</sup> living - dining room area boasting original features, travertine stone tiled floor, magnificent old stone fireplace, exposed beams and walls and high cathedral ceiling and even the original stone sink.

From the living room, a corridor, then the first bedroom of 21m<sup>2</sup> with French window leading to the covered terrace. Travertine and terracotta flooring. Bathroom of 10m<sup>2</sup> with bath, shower, washbasins and WC.

Laundry room 4m<sup>2</sup>

Second bedroom - 22m<sup>2</sup> with cathedral high ceiling and terracotta floor and French windows opening into the gorgeous interior 31m<sup>2</sup> courtyard.

Adjacent a 4m<sup>2</sup> bathroom with shower, toilet and washbasin.

A beautiful spiral staircase, made to measure by a local artisan leads up to a 15m<sup>2</sup> mezzanine area, then the third bedroom- 12m<sup>2</sup> featuring oak flooring and wash basin

-- The land is detached and separate is in front of the house ( on the other side of the a small country lane ).

The courtyard although is attached to the property ( 32m<sup>2</sup> )

The house is heated by under floor heating and the lovely open fireplace complements this. The wooden and double glazed doors and windows and carpentry are of expectational quality and crafted by a local trades man

A very beautiful and high quality renovation just 10 minutes from the bastide market town of Eymet and 3 minutes from the village of Sigoulès with its shops and restaurants

A Great lock-up, ideal as well as a seasonal rental or great easy to look after home.

