



Ref : 8204

• House - Eymet •



## DETAILS

**Land surface:** 21675 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** bois+fioul

**Drainage/sewage:** Pit all waters

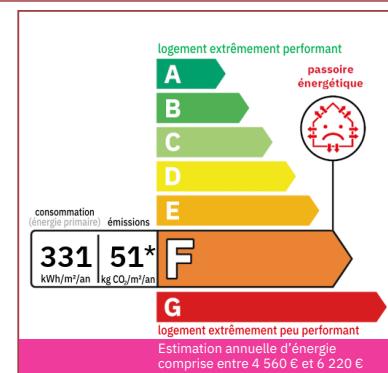
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Located in the commune of Allemans du Dropt, 15 minutes from Eymet and 10 minutes from Miramont de Guyenne.

Discover this stone property, ideal for a large family home.

150 m<sup>2</sup> living

21 675 m<sup>2</sup>

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

Price fees included

**364 000 €**

Agency fees: 5,5 % VAT included\*  
Price without fees: 345 000 €

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



## • Description ref n°8204 •

Nestled in the countryside, in a quiet and private setting, come and discover this old stone farmhouse and its outbuildings.

Comprising an adjoining barn that could be converted into an extension or secondary accommodation, convertible attic space, a second barn, a swimming pool, a shed, and horse stalls, all set on over 2 hectares of land, some of which is wooded and has a well.

Below, there is a small stream and a wooded area.

The main house is composed as follows:

-Ground floor.

- A large 30 m<sup>2</sup> living room.
- A 17 m<sup>2</sup> kitchen.
- A 16 m<sup>2</sup> dining room.
- A 16 m<sup>2</sup> office.

-Upstairs.

- A 17 m<sup>2</sup> master suite with its own shower room and toilet.
- One bedroom of 11.8 m<sup>2</sup>.
- One bedroom of 10 m<sup>2</sup>.
- One bedroom of 10 m<sup>2</sup>.
- One bedroom of 9 m<sup>2</sup>.

-The outbuildings.

- The 200 m<sup>2</sup> barn offers great possibilities with a good roof height.

- A second barn of over 100 m<sup>2</sup>.

- A shed/workshop that can accommodate three vehicles.

- A laboratory formerly used as a cannery, with its functional cold room.

- Stables and an easily convertible kennel.

- An in-ground swimming pool and its pool house requiring renovation.



The structural building is in good condition; however, renovation work, particularly on the roofing, will be