



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8204

• House - Eymet •



DETAILS

Land surface: 21675 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: bois+fioul

Drainage/sewage: Pit all waters

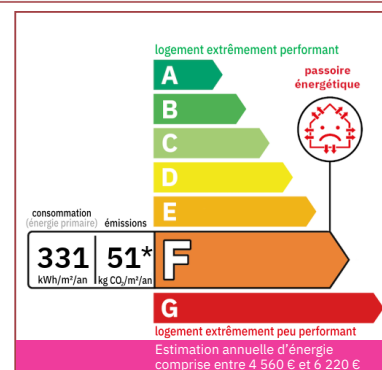
Swimming pool: Yes

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 m² living

21 675 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

413 400 €

Agency fees: 6 % VAT included*

Price without fees: 390 000 €

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



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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 m² living room.

-A 17 m² kitchen.

-A 16 m² dining room.

-A 16 m² office.

-Upstairs.

-A 17 m² master suite with its own shower room and toilet.

-One bedroom of 11.8 m².

-One bedroom of 10 m².

-One bedroom of 10 m².

-One bedroom of 9 m².

-The outbuildings.

-The 200 m² barn offers great possibilities with a good roof height.

-A second barn of over 100 m².

-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