



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8427

• House - Miramont-de-Guyenne •



DETAILS

Land surface: 6000 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

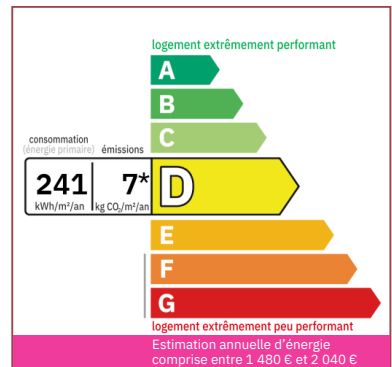
Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Stone property complex situated on a hilltop in the countryside, peaceful yet not isolated. House and outbuildings, swimming pool. Ideal for a business or tourism project.

140 m² living

6 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

255 000 €

Agency fees: 5,4 % VAT included*

Price without fees: 242 000 €

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



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• Description ref n°8427 •

A charming property complex forming a single block, located a few kilometers from Miramont-de-Guyenne and Allemans-sur-Dropt. In a rural setting without being isolated, with unobstructed views.

- The first part of the building corresponds to the current residence:

A traditional 19th-century country house offering 140m² of living space on one level.

A beautiful gallery at the front provides access to the house's entrance. It includes a 24m² entrance hall with a fireplace and wood-burning stove, a large, bright 30m² family kitchen with a pantry, a 30m² living room, a hallway leading to three bedrooms, a bathroom, a toilet with a washbasin, and a shower room/toilet. A large hallway is used for storage.

- A second section of approximately 200m² of usable space comprises:

An initial annex connected to the house, which underwent unfinished renovation work several years ago:

A first room of approximately... 38m², with a separate entrance, exposed beams, tiled floor, and a staircase leading to the upper floor (above the main house). This floor comprises a 30m² room with a former shower room/WC, a 26m² room, and a large 13m² landing. The property requires modernization but offers excellent potential (holiday rental, additional bedrooms, etc.). A second annex includes a 21m² bedroom (French doors opening onto the garden, with the possibility of independent access) with a 4m² shower room/WC, and two further rooms of 38m² and 27m² requiring renovation, plus an attic.

- Finally, a third section of approximately 150m² includes the barn and a garage area.

On the garden side, a single plot of land with trees and shrubs.

Oval-shaped chlorine swimming pool (11x5 meters).

The property requires some work, such as bringing the sanitation system up to code and replacing the single-pane windows with double-pane windows for greater

