



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8436

• House - Montpon-Ménéstérol •



DETAILS

Land surface: 2191 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Bois+Fioul

Drainage/sewage: Septic tank

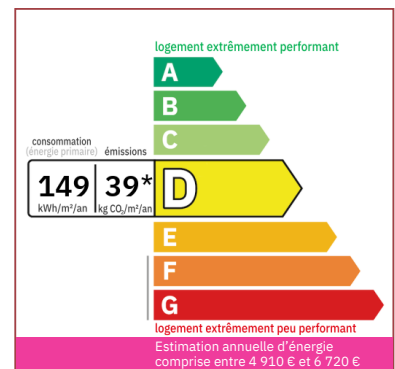
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Superb stone building of 254 m² comprising 2 independent studios of 45 m² each with a high rental yield (1000 EU/month), swimming pool, spa, all on wooded and beautifully flowered grounds of 1709 m².

330 m² living

2 191 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

379 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 360 000 €

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



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A MUST-SEE!!!

Ideal for a large family, a rental investment, or a foster family, etc., given its many possibilities.

This property will charm you with its high-quality renovation and the amenities it offers.

The main house is comprised as follows:

On the ground floor:

- A high-quality fitted kitchen (24.5 m²) opening onto a dining room (15.6 m²)
- A pantry (5.8 m²)
- A living room with incredible proportions (82 m²)
- An office (9.4 m²)
- A master suite (21 m²) with a dressing room
- A bathroom (13 m²) equipped with a whirlpool bathtub, a walk-in shower, and a toilet.

-One bedroom (11.3 sq m)

-One bedroom (12.3 sq m)

-One bedroom (15.6 sq m)

-A shower room (5 sq m)

-A garage (21.75 sq m)

-Upstairs:

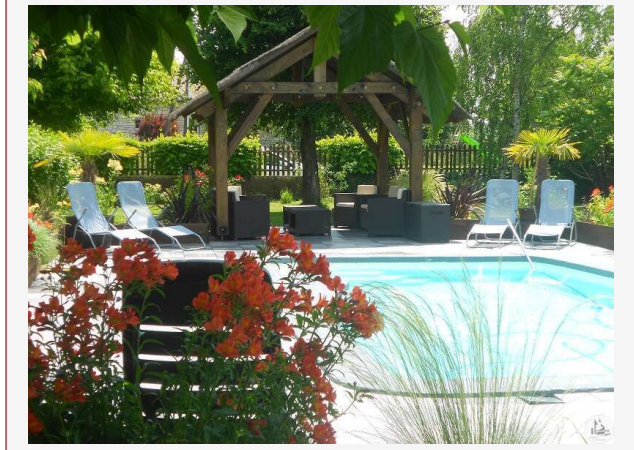
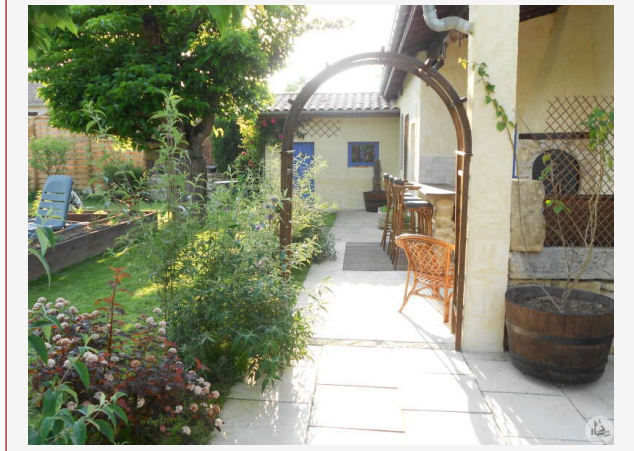
-A large open-plan space (75 sq m) offering two bedrooms with dressing rooms and a shower room with toilet (9.2 sq m).

Mixed wood/oil heating system via a ventilated duct insert and a Viessmann boiler less than 5 years old.

High-quality double glazing.

Two studios of 45 sq m each, with a terrace, small garden, and separate entrance, complement this property.

Each studio has its own sub-meter for simplified rental management.



Heating system via electric convectors (latest