Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8782 • House - Eymet •

SOLD



DETAILS

Land surface: 1.9 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: pompe à chaleur

Drainage/sewage: Septic tank

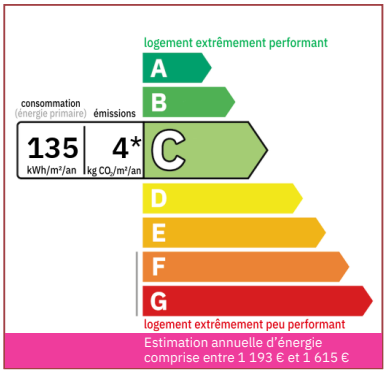
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



This property enjoys a prime, secluded, and green location just a few kilometers from Eymet. It sits on a beautiful 1.9-hectare wooded plot with a swimming pool. A haven of peace awaits you...

155 m² living

19 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

381 600 €

Agency fees: 6 % VAT included*
Price without fees: 360 000 €

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

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• Description ref n°8782 •

Charming traditional building from the late 1980s located just a few minutes' drive from the pretty fortified town of Eymet, in a peaceful, bucolic, partially wooded and secluded setting. The house comprises a 5.84 m² entrance hall, a 61 m² cathedral-ceilinged living room with three French doors opening onto terraces, a fireplace with an insert, and a staircase leading to the upper floor: a relaxation area and an 11 m² bedroom (with a powder room).
A spacious 16 m² kitchen, updated 3-4 years ago, fitted and equipped with French doors opening onto the terrace.
A 5 m² pantry with a closet.
A separate toilet. A bright 8.5 m² bathroom (with bathtub and shower).
A 13 m² bedroom with a closet, a 12 m² bedroom with a closet and powder room, and a 12 m² bedroom with French doors.

Adjoining the house is a 28.7 m² tiled garage with stairs leading to a basement comprising two 28 m² rooms. m² used as a laundry/boiler room and workshop with access to the crawl space.
A carport attached to the garage.

The house is in very good condition, traditionally built with double-glazed wooden joinery and wooden shutters. The heating system was modernized two years ago with an air-to-water heat pump (radiators in each living room). Hot water: thermodynamic tank.

Individual sanitation.

A wooden shed, built about ten years ago and approximately 38 m², can accommodate a camper van.

The 11x5 salt-water swimming pool with Roman steps (2.3 m diving pit), plus a spa and a beautiful deck, create a very pleasant relaxation area.
RENOVATION WORK IS UNDERWAY: THE LINER WILL BE NEW AND A NEW ELECTRIC ROLLER SHUTTER WILL BE INSTALLED. COST OF THE WORK COMPLETED: 18,000 EUROS.
The pool's equipment room also serves as a storage room for garden tools.

The grounds, measuring over 1.9 hectares, are planted with trees (ornamental trees, an orchard) and include a

