Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8790 • House - Lalinde •



DETAILS

Land surface: 4800 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

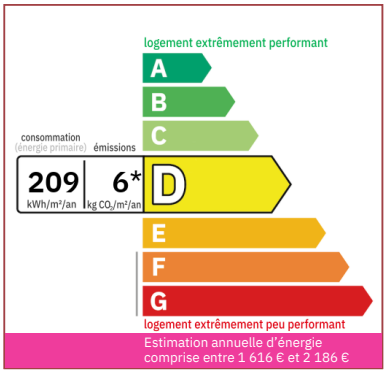
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



House located in a pretty hamlet a few minutes from all amenities. Beautiful volumes, swimming pool, outbuildings, pleasure garden plus meadow in a bucolic setting which will not leave you indifferent.

140 m² living

4 800 m²

Non-binding document

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

Price fees included

349 800 €

Agency fees: 6 % VAT included*
Price without fees: 330 000 €

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

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• Description ref n°8790 •

Traditionally built residential house from the 1980s plus extensions from the 2000s offering more than 140m2 of living space in good general condition located in the beautiful region of Périgord (1/2 hour from Bergerac / 1 hour from Sarlat) in a cul-de-sac in a living environment very pleasant and peaceful green although not isolated in the hamlet. Hiking trail nearby, Dordogne river 3 km away.



The house is comfortable, possibility of living on one level.
Ground floor: a large living room of 90m2 with bay windows and DV aluminum windows, tiled floor, the room has a fitted kitchen area, dining room on the first part (cathedral ceiling), the other part dedicated the lounges have one floor. The 23m2 south-facing veranda (paneled ceiling, single-glazed aluminum joinery) is ideal as a winter garden
A high-end "jotul" wood burning pole; a beautiful traditional fireplace in the living room, plus a reversible air conditioning unit allowing you to choose the mode of heating the room depending on the season
Corridor with a technical space (cumulus, electrical panel), storage and individual toilet
27m2 room with private shower room/wc (shower, towel dryer, window), tiled floor, individual electric heating, two windows
The first floor consists of two bedrooms under a ramp of 15m2 and 10m2, parquet floors, a bathroom of 9m2 (2 sinks, bathtub, toilet)
Covered terrace converted into a summer kitchen on the kitchen side



Adjoining the house on the pool side, a 13m2 room (double-glazed wooden French window) offers additional uses with some improvement work.



An independent building of approximately 55m2 has three parts used as a lean-to, garage and a laundry room. The configuration of the premises easily allows a studio type layout, independent bedroom (water point and drainage in place, electricity, cement and tiled floor in the laundry room)



A second outbuilding used as a garden workshop is located on the side of the orchard with numerous fruit trees (cherry, apricot, apple, plum, fig, etc.)
The 9x5 chlorine swimming pool (flat bottom 1.5m) is