



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8829

• House - Lalinde •



## DETAILS

**Land surface:** 2577 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Charming little house of 48.5 m<sup>2</sup> located on the banks of the Dordogne, on land designed for nautical, leisure and fishing activities.

48 m<sup>2</sup> living

2 577 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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



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## • Description ref n°8829 •

Located in the shade of a bridge converted into a cycle path and sheltered from view, ideally positioned between the Lalinde Canal and the Dordogne, facing south, discover this corner of paradise reserved for fishing and recreational boating enthusiasts.

Comprising a comfortable house on four plots totaling 2,577 m<sup>2</sup>, a large 48 m<sup>2</sup> pergola, very pleasant for large gatherings.

A lot of work has been done, and everything has been thought of here....

The two entrances are via 7-meter sliding gates, one of which is motorized, leading to a tarmac driveway for access by campers, cars, and other caravans.

The site can accommodate several families, with the possibility of seasonal rentals.

The site is fully fenced and flood-proof, located between two dams, the water level is constant.

Permission to expand by 25 m<sup>2</sup>, slab installed.

Permission for a 15 m<sup>2</sup> chalet

Donations of all furniture, equipment, and canoe

