



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8847

• House - Eymet •



## DETAILS

**Land surface:** 37.8 ha  
**Number of bedrooms:** 6  
**Number of levels:** 1  
**Type of heating:** Wood  
**Drainage/sewage:** Septic tank

**Swimming pool:** Yes  
**Ground floor living:** No  
**Work needed:** No work  
**Fireplace:** Yes closed hearth  
**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

38-hectare estate, near the beautiful fortified town of Eymet. Perfect for horses. Main stone house with 4 bedrooms. Guest house. Heated swimming pool. Large 300 m2 barn. Peaceful, bucolic setting.

253 m<sup>2</sup> living

378 000 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

960 000 €

Agency fees: 5 % VAT included\*

Price without fees: 914 000 €

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



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## • Description ref n°8847 •

Property comprising a main house with four bedrooms and an adjoining two/three-bedroom guest house with outbuildings.

The four-bedroom main house comprises, on the ground floor:

Entrance hall with stairs leading to the upper floor (dovecote).

A fitted kitchen with terracotta floor tiles. Laundry room. Dining room.

. Living room with wood-burning stove and French doors opening onto the garden.

Shower room and separate WC. Office/bedroom. Reception room with wood-burning stove.

Three bedrooms, two with en-suite bathrooms.

Upstairs, in the dovecote:

A double bedroom with shower room and WC.

Guest house:

Kitchenette, living room, mezzanine bedroom, two additional bedrooms on the ground floor, and a bathroom with WC.

Terraces, small outbuildings

Heated swimming pool

Garden

Large stone barn

Open shed – Carport

38 hectares of meadows, pastures and woods

----Photos of the interior and aerial view , to come ----

