Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9323 • House - Lauzun •



DETAILS

Land surface: 8 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

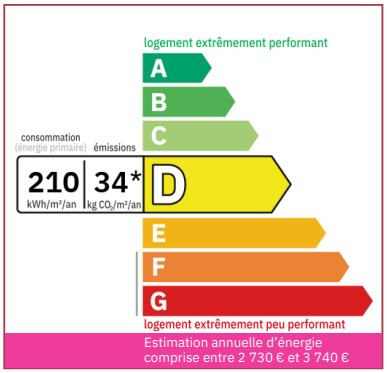
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1850



7 km south of Eymet, 30 km from Bergerac. At the end of a path, a property consisting of a stone house in perfect condition, a swimming pool, training track, a stable with 4 boxes and 8 ha of land.

190 m² living

80 000 m²

Non-binding document

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Price fees included

499 000 €

Agency fees: 6 % VAT included*
Price without fees: 470 800 €

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

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• Description ref n°9323 •

Charming equestrian property not overlooked located at the end of its path consisting of a completely renovated stone house. We enter a living room of 56 m2 with stone walls and terracotta tiles on the floor with a lovely view of the swimming pool, a corridor leads to a bedroom of 12m2, a bathroom with shower, bathtub, toilet and the kitchen of 32 m2 equipped with a central island;
we access the hallway upstairs and two bedrooms of 16 m2 each
From the large glass door of the kitchen on the south side we access the awning covering a terrace of 72 m2 with a view of the training track and meadows. This terrace gives access to the fourth bedroom of 18 m2 with en suite a shower room and toilet of 9m2 and to the garage of 30 m2. A pretty enclosed pleasure garden surrounds the awning and includes a 10X5 m salt water swimming pool with pool house liner and a 39 m2 tiled terrace adjoining the swimming pool
A 280 m2 wooden frame and cladding building / stable equipped with 3 boxes with automatic waterers (20, 25 and 25 m5) a farriery, a tack room, hayloft, and various rooms
The land bordered by a large hedge is flat and fully fenced to form 8 paddocks which include a 650m training track
In the construction project by the ARKOLIA company on plots 683 and 684, a metal building which will receive 1600 m2 photovoltaic panels (60mX 26.5 m) planned to be used as a riding school or other project
a 30-year emphyteutic lease years
the earthworks and the cladding will be 6000 euros more at the buyer's expense









