

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4423

• House - Eymet •



DETAILS		Logement économe Logement
Land surface: 5401 m ²	Swimming pool: Yes	≤ 50 A 51 à 90 B
Number of bedrooms: 5	Ground floor living: No	91 à 150 C
Number of levels: 2	Work needed: No work	151 à 230 D 163
	.	231 à 330 E
Type of heating: Gaz citerne Eet bois	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Septic tank	Built: Not specified	> 450 G
6. 6 equation	I i	Logement énergivore

Magnificent property with outbuildings in stone, swimming pool-heated, pond and source. 5 mins drive to the shops. 5 bedrooms. Garden. quiet with views of the countryside.

260 m² living

5 401 m²

Non-binding document

- Issigeac -Grand Rue 24560 Issigeac Tel : 05 53 58 68 26 issigeac@valadie-immobilier.com

385 000 € Agency fees: 4,9 % VAT included*

Price fees included

Price without fees: 367 000 € *The agency fees are entirely at the cost of the purchaser Agence Immobilière Valadié

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Stone house with outbuildings and swimming pool on ground of 5401m2 the house consists on the ground floor :

Entry. Open equipped kitchen with dining area 37m2, stone fireplace with wood burning stove, door opening on to the living room. Tile floor cooked.

Living room of 50m2 - (12.39 m x 4m approx)-exposed Stones and beams, tiled floors terracotta-

double exposure - access to the terrace behind.

Laundry room - 7,17m2 with a sink and hook-ups for machines. Door to the workshop.

Kitchen - clearance -5m2. Wooden staircase leading to the 1st floor.

Room n°1 of 25,27m2 - parquet floor with fireplace Bathroom adjacent -3,26m2 with shower , WC and washhand basins.

A few steps -

Room # 2 or room-to-live of 24,50m2 - parquet floor and wood burning stove

-Half Floor -

Landing wooden floor

Room n°3 - 12,12 m2 - parquet floor

-First floor-

Level-a Mezzanine of 12,20m2

Bedroom 4 -26,6m2, exposed beams and apparent stones, parquet floor dressing room /delivery of 7m2 Room n°5 of 27m2 - beams and apparent stones, parquet floor. dressing room /delivery 5m2 - door access to the attic.

Bathroom -12m2 bath, sink and Toilet

-Attic space available for development - 139m2 - beam and exposed stone walls - access also by the workshop panels and laminates to the ground.

- Dependencies to adjacent -

Workshop of 32m2 - access to the peak of the house Former chai - -75m2 Barn-88m2 - -Boiler room-40m2 - gas boiler Bosch Technical room swimming pool-12m2 Cellar in the basement of the house -36m2 Shelter / shed of 12m2 Raised and flowery garden of 5400m2 Swimming pool heated of 9 x 4 m with its beach. Pond









and source