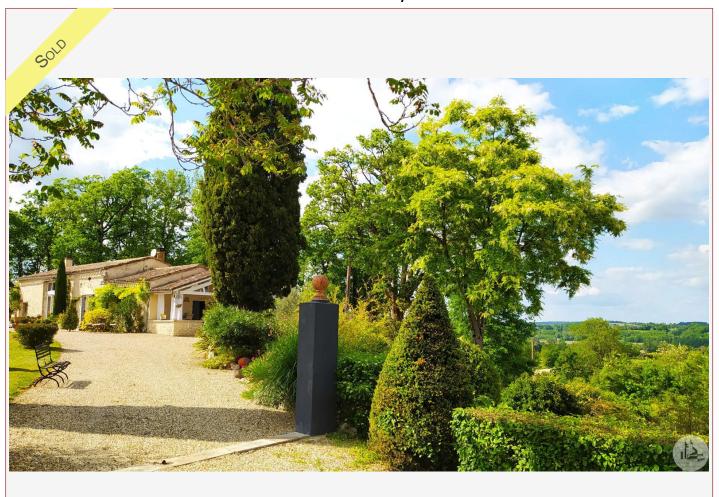


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6025

• House - Eymet •



#### **DETAILS**

Land surface: 6400 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Pit all waters

Swimming pool: No

**Ground floor living:** Yes

Work needed: No work

Fireplace: Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A 51 à 90 B DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

UNIQUE property: high quality dwelling located at the end of a private driveway in a landscaped setting of more than 6000m2, close preserved environment with breathtaking VIEW. Assured crush

205 m<sup>2</sup> living

6 400 m<sup>2</sup>

- Eymet -1 Place Gambetta 24500 Eymet

Tel: 05 53 22 53 80 eymet@valadie-immobilier.com

Price fees included

472 500 €

Agency fees: 5 % VAT included\* Price without fees: 450 000 €

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

### • Description ref n°6025 •

Property offering an ideal setting for any lover of tranquility:

Housing ideally placed.

It is located at the end of a private driveway in a dominant position with a splendid view over the surrounding countryside.

Less than 30 minutes by car from Bergerac and its airport, 10 minutes from Eymet.

Bucolic setting: house surrounded by woods, fields (sunflower cultivation, wheat) its garden is perfectly maintained and landscaped (many ornamental trees and shrubs, a beautiful orchard...)

This old farmhouse has been completely redesigned; offering a very neat, comfortable and bright interior of 205m2 of living space on one level and an outdoor space around the house which has been fitted out in order to be able to make the most of the site.

A covered terrace on the front gives access to a 7m2 hall with storage space approx. 2.5m2, stone flagged floor. It also serves a 27m2 kitchen fitted with plenty of storage and equipped, tiled floor

The dining room of 32m2 has a fireplace with a wood burner (good performance), beamed ceiling, an old sink, a glazed door leading to the garden. In a row, the old barn has been converted into a very beautiful cathedral living room of 41.5m2, tiled floor, fireplace with trumeau, a large bay opening onto a wooden terrace, a window with fixed frame

A first sleeping area on the entrance side with a 16m2 bedroom, stone paving floor, storage; individual wc and shower room of 9m2 (Italian shower, 2 basins, space for the washing machine). The second sleeping area consists of a hallway opening onto a bedroom with a 21m2 closet, melamine floor, skylight, a toilet, a shower room, skylight; a third en-suite bedroom of 31m2, stone flagstone floor, bathroom, French window opening onto the garden.

#### Dependencies:

- adjoining the house is a lean-to of approximately 20m2
- A garage for one car plus shelter and a garden shed of approximately 12m2 have been set back from the house









Land suitable for a pool. The parcel offers an orchard