



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7586

• House - Eymet •



## DETAILS

**Land surface:** 232994 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

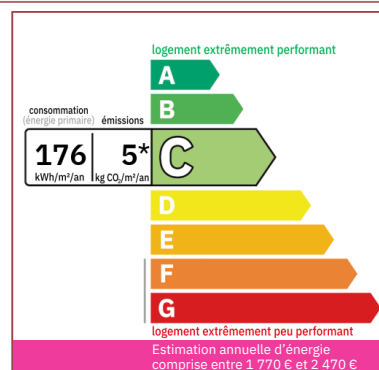
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850



30 km south of Bergerac, Eymet area, stone property in a dominant position with no close neighbours with main house of around 200m<sup>2</sup>, guest house with two gîtes, stables, barn and swimming pool.

309 m<sup>2</sup> living

232 994 m<sup>2</sup>

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Price fees included

1 200 000 €

Agency fees: 5 % VAT included\*  
Price without fees: 1 143 000 €

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





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## • Description ref n°7586 •

Stone equestrian property on approximately 24 hectares.

The main house of 198 m<sup>2</sup> is a completely renovated character house with on the ground floor, an open fitted kitchen leading to a living/dining room with closed insert and a suite with shower room. Upstairs two suites with shower rooms and mezzanine all attic.

Outside, a large garage, a travertine terrace overlooking a 10m\*4m salt pool with a recent liner.

A second building of approximately 130 m<sup>2</sup> is made up of two independent gîtes with reversible air conditioning. The first duplex has two bedrooms upstairs as well as a main room on the ground floor with a kitchen open to the living room equipped with a pellet stove. The second on one level has a bedroom and a living room. A terrace allows you to circulate around this house.

The frames are double glazed.

The roofs are in good condition

The sanitation systems are individual and compliant thanks to two recent septic tanks.

A first building used as a stable, all comfort, has ten boxes, tack rooms, showers, a storage area as well as a floor easily usable thanks to a freight elevator.

A second building also used as a stable, also all comfort has eight boxes with storage area.

Barn.

The land is used partly in the form of paddocks, there are 30, some with shelters, all equipped with automatic waterers and in meadows including one with a pond.

Many professional facilities such as a fiber-reinforced ground arena and a covered lunging ring.

