



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8025

• House - Eymet •



DETAILS

Land surface: 1.7 ha

Number of bedrooms: 10

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

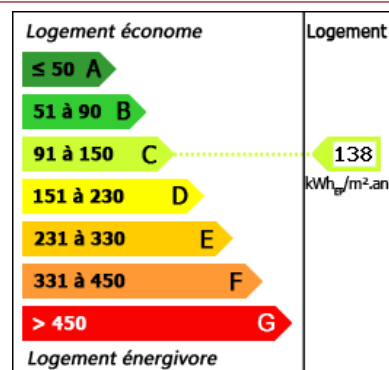
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 17



Old renovated country farm located in a bucolic setting between Dordogne and Lot et Garonne: 3 accommodations including one with private swimming pool, outbuildings, a beautiful swimming pool, mobile home ...

450 m² living

17 000 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

740 000 €

Agency fees: 5 % VAT included*

Price without fees: 705 000 €

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



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• Description ref n°8025 •

This charming old farmhouse forms a beautiful property complex, located in a peaceful setting on the border between the Dordogne and Lot-et-Garonne departments. This property offers all the benefits of the countryside without any disturbance, just 5 minutes from the nearest amenities and close to the renowned fortified towns of Eymet, Duras, and Miramont-de-Guyenne.

Ideal for a tourist activity or for those who love tranquility and wide open spaces. The main stone building includes three adjoining apartments:

Apartment No. 1 (approximately 208 m² of living space)

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Main façade facing southeast, with terrace and unobstructed views of the meadow.

Country kitchen (33 m²): terracotta flooring, exposed beams

Living room (37 m²): wood-burning stove (INVICTA), marble flooring, beams, mezzanine

Hallway (9.7 m²): terracotta flooring, access to the terrace and lean-to

Bedroom (15 m²): parquet flooring

Contemporary shower room with WC (5.9 m²)

Laundry room

Upstairs:

Large mezzanine (office space, spare bedroom, etc.) with skylight

Bedroom (16 m²)

Bathroom (7.9 m²): bathtub, shower

Separate WC with washbasin

Lobby (4 m²)

Two bedrooms under the eaves (11 m² and 13.6 m² on the ground floor) with skylights

Apartment No. 2 (approx. 160 m²) – entrance via a

