

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8104 • House - Eymet •

DETAILS		Logement économe Logement
Land surface: 1518 m ²	Swimming pool: No	≤ 50 A
Number of bedrooms: 3	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Electrique au sol et cheminée	Fireplace: Yes open hearth	331 à 450 F 400
Drainage/sewage: Pit all waters	Built: Not specified	> 450 G KWh _p /m ² .an

Beautiful character stone house just 5 mins from shops. Quality renovation, interior courtyard, exposed stone and beams, stone floor.. Garden. 3 bedrooms and 2 bathrooms - Near the bastide of Eymet and Sigoulès

145 m² living

1 518 m²

Non-binding document

- Issigeac -Grand Rue 24560 Issigeac Tel : 05 53 58 68 26 issigeac@valadie-immobilier.com Price fees included 285 000 €

Agency fees: 7,1 % VAT included* Price without fees: 266 000 €

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



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• Description ref n°8104 •

Just 20 minutes from the beautiful riverside town of Bergerac and its airport

This lovely stone property offers on the ground floor, an entrance via a 10m2 covered terrace which opens onto the 38m2 living - dining room area boasting original features, travertine stone tiled floor, magnificent old stone fireplace, exposed beams and walls and high cathedral ceiling and even the original stone sink.

From the living room, a corridor, then the first bedroom of 21m2 with French window leading to the covered terrace. Travertine and terracotta flooring.

Bathroom of 10m2 with bath, shower, washbasins and WC.

Laundry room 4m2

Second bedroom - 22m2 with cathedral high ceiling and terracotta floor and French windows opening into the gorgeous interior 31m2 courtyard.

Adjacent a 4m2 bathroom with shower, toilet and washbasin.

A beautiful spiral staircase, made to measure by a local artisan leads up to a 15m2 mezzanine area, then the third bedroom- 12m2 featuring oak flooring and wash basin

-- The land is detached and separate is in front of the house (on the other side of the a small country lane).

The courtyard although is attached to the property (32m2)

The house is heated by under floor heating and the lovely open fireplace complements this. The wooden and double glazed doors and windows and carpentry are of expectational quality and crafted by a local trades man

A very beautiful and high quality renovation just 10 minutes from the bastide market town of Eymet and 3 minutes from the village of Sigoulès with its shops and restaurants

A Great lock-up, ideal as well as a seasonal rental or great easy to look after home.









