

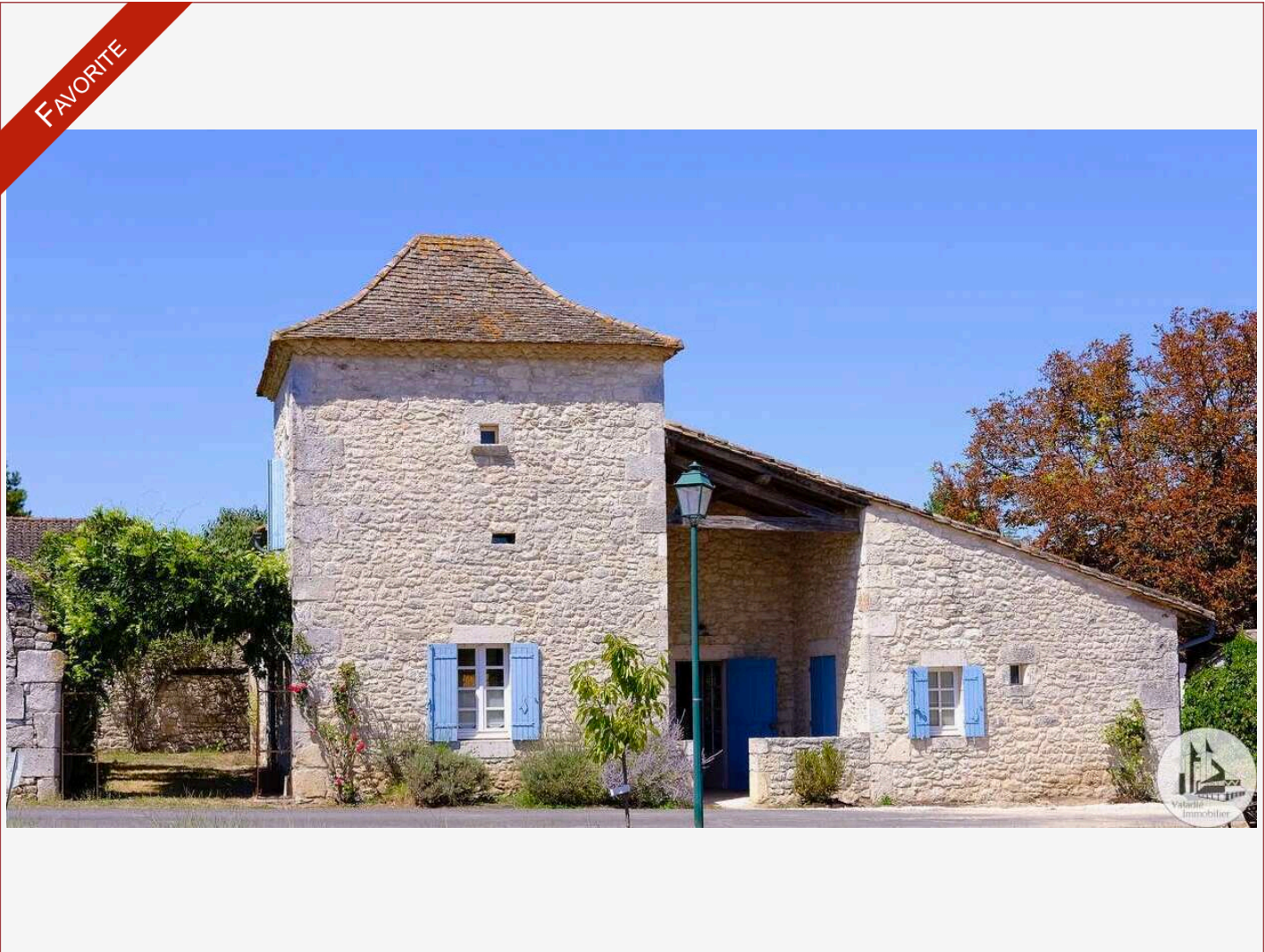


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8104

• House - Eymet •



DETAILS

Land surface: 1518 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electrique au sol et cheminée

Drainage/sewage: Pit all waters

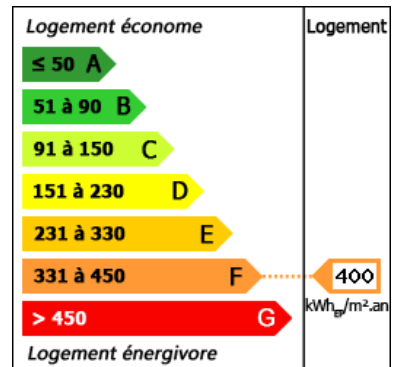
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



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

- Issigeac -
Grand Rue

24560 Issigeac

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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.

