



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8528

• House - Eymet •



DETAILS

Land surface: 3000 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: micro station

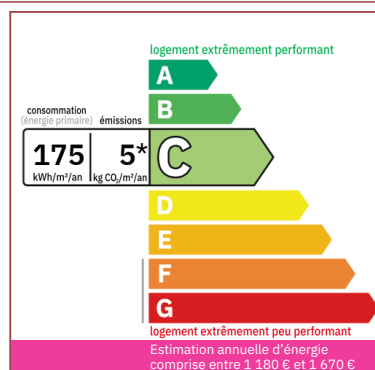
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1800



In the Eymet area, a beautiful, tastefully renovated stone property comprising two houses of 130 and 137 sq m, seven bedrooms and three bathrooms, set on 3000 sq m of enclosed land with a swimming pool and outbuildings. High-

267 m² living

3 000 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price fees included

424 000 €

Agency fees: 6 % VAT included*
Price without fees: 400 000 €

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



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• Description ref n°8528 •

Fully renovated stone property with two houses, outbuildings, and a swimming pool on a 3092 m² plot.

The main house, approximately 137 m², comprises:

On the ground floor, a fitted kitchen with a fireplace opening onto a dining room, a living room, two bedrooms, a shower room with a toilet, and a separate toilet.

Upstairs, a bedroom with a dressing room and an attic.

The second house, approximately 130 m², comprises:

On the ground floor, a fitted kitchen with a range cooker opening onto a living/dining room, two bedrooms, and a shower room with a walk-in shower, double vanity, and toilet.

Upstairs, a living room, two bedrooms, a shower room with a double vanity, a dressing room, and a separate toilet.

The outbuildings comprise:

The property includes a barn with a bread oven and period fireplace, two boiler rooms, cellars with storage annexes, and a detached garage with a workshop.

Outside, several private terraces for each dwelling, one with a pergola, provide access to a shared courtyard with a carport and a landscaped, enclosed garden featuring two wells and a 7m x 3.5m chlorine swimming pool with a heat pump and travertine decking.

The windows and doors are double-glazed PVC. Heating is provided by two independent pellet boilers and a reversible air conditioning system.

