



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4820

• House - Bordeaux (Palais Gallien - Saint Seurin) •



## DETAILS

**Land surface:** 2566 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

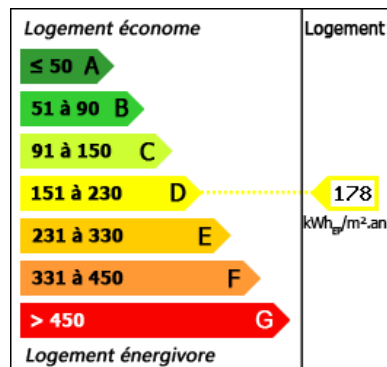
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Character house 15 kms from Eymet, 30 min. Bergerac airport; with attached house to renovate, POOL, garden, in a small hamlet in the countryside, near a golf course and 10 minutes. all amenities.

220 m<sup>2</sup> living

2 566 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

286 200 €

Agency fees: 6 % VAT included\*

Price without fees: 270 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4820 •

boutique property located in a green setting in the heart of a quiet country hamlet comprising: \* Main Dwelling house furnished in the 80's (old barn and outbuildings) - Large Kitchen of 28 m with fireplace, cabochon tiled floor, exposed beams, stone sink, 2 doors - Cellier / Utility room of 6.80 m (in the loft) - Large Living room of 59 m with large fireplace, exposed beams, 2 windows, one opening onto the pool side terrace. - Dgagement, Laundry / boiler (gas), WC-bathroom (bath and shower) - 3 Rooms with exposed beams 12, 15 and 16 m - Office Of 10 m (can make additional room office) \* Old adjoining house (envisage jobs) Independent, adjoining the main house, an extension is possible through an old door retracted between the two houses and land attic into 2 additional bedrooms. - Kitchen / Living room of 24m with fireplace - 2 Bedrooms of 13 and 18 m - private Separate bathroom and toilet - Laundry, Storage, clearance Garage / workshop attached (20 sqm floor) with mezzanine \* Outside: - Open Summer, BBQ, stone sink - Terrace - Swimming Pool 10 x 5 (liner 2012) trees - Parc Gas central heating (floor in the living room) Septic tank Near the Golf Vigiers, property ideal for large family or guesthouse

