



Reference: 72886

In the countryside, just 2 minutes from Eymet and close to all shops

Price : 299 250 € F.A.I.



Habitable surface : 137 M²
Bedrooms : 3
Bathrooms : 2
Central Heating:
Electric/Fuel/Woodburner/Insert
Taxe Foncière : 2 000 €
Land : 6 753 M²

- Edge of town
- Convertible Attic
- Pool
- Outbuilding(s)
- Electric Heating
- Fuel Heating
- Chimney Insert
- Wood burner
- Mains Electricity
- Mains Water
- Septic Tank
- Well

Price : 299 250 € F.A.I.

Beautiful family stone house on the height with nice view of the surrounding countryside.
It was completely renovated with taste by the owners.

It consists of :

- * Entrance/kitchen/living/dining room (54 m²) : tiled floor, insert, reversible air conditioning, three radiators, a window leading to the terrace and garden and three double glazed windows, fitted kitchen and fully equipped
- * A hallway (11,85 m²) : tiled floor
- * A WC with washbasin (2,24 m²) : tiled floor
- * A shower room (4,76m²) : tiled floor, toilet, walk-in shower and bidet
- * Dressing room (4,26 m²) : tiled floor
- * Bedroom 1 (9,31 m²) : tiled floor, window with garden view, electric radiator
- * Utility room/back kitchen (8,72 m²) : tiled floor, boiler with hot water production, sink, window
- * Bedroom 2 (12,51 m²) : floating parquet floor, window with garden view, reversible air conditioning
- * Bathroom (6,87 m²) : tiled floor, shower, bathtub, double sink, window
- * Bedroom 3 (12,84 m²) : floating parquet floor, reversible air conditioning, window
- * An office (9,95 m²) : tiled floor, a window overlooking the garden

On the first floor :

- * Convertible attic (13,63 m²) : wooden floor, possibility of creating an additional bedroom

The house will seduce you with the many advantages it offers :

- * A beautiful bright living room
- * Oil central heating, reversible air-conditioning and wood stove
- * Joinery in double glazing and PVC
- * A boiler with hot water production

Ideal for a family loving calm and serenity !!!

Outside, you can enjoy, a good part of the year, a tiled covered terrace secured by a small gate.
It benefits from a clear view on the surrounding countryside.

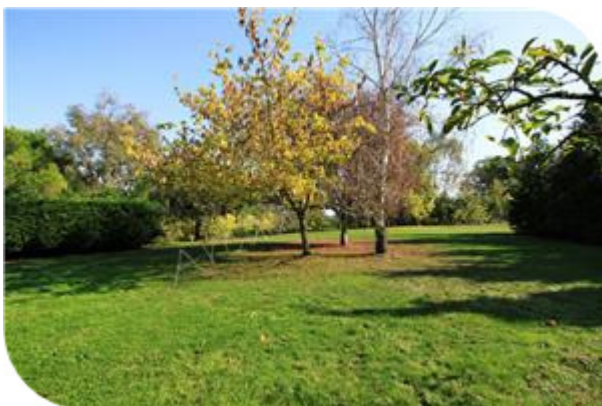
The garden is a delight for lovers of tranquility and nature.

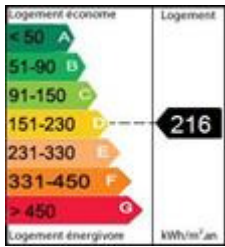
A well with pump can feed garden and swimming pool.

A beautiful swimming pool of 10 m x 5 m with chlorine enjoying a safety barrier will satisfy both young and old.

Attached barn of 72 m² with concrete floor will seduce you by its beautiful volume of storage.

Garden shed of 23 m² with concrete floor which can be used as workshop or storage for the gardening tools.





Pour plus de détails :

Arcad' Immo



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Horaires d'ouverture

Lundi 9h-12h30 / 13h30-19h

Mardi 9h-12h30 / 13h30-19h

Mercredi 9h-12h30 / 13h30-19h

Jeudi 9h-12h30 / 13h30-19h

Vendredi 9h-12h30 / 13h30-19h

Samedi 9h-12h30 / 13h30-19h

Dimanche 9h30-13h