



Reference: 73049

*At only 5 min. from Eymet, 5 min. from Miramont de Guyenne and 15 min. from Duras, walk from the first shops*

**Price : 149 940 € F.A.I.**



**Habitable surface : 148 M<sup>2</sup>**

**Bedrooms : 4**

**Bathrooms : 1**

**Heating : Woodburner**

**Taxe Foncière : 332 €**

**Land : 2 131 M<sup>2</sup>**

- Edge of town
- Wood burner
- Mains Electricity
- Mains Water
- Septic Tank
- Spring Water
- Telephone
- Well

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Looking for a house "like no other" ?

Do you want stone, statement, originality, size and a beautiful garden ?

Stop here because this house is for you !

In addition, the house and garden have been fully managed for 20 years in a completely ecological way.

It includes on the ground floor :

- \* Entrance (13.36 m<sup>2</sup>) : concrete floor, French window to covered terrace, storage cupboard
- \* A kitchen (18,19 m<sup>2</sup>) : old floor tiles, French window to covered terrace, fireplace, stairs to 1st floor
- \* A living room (26.94 m<sup>2</sup>) : concrete floor, part with high ceilings, large French window + velux, exposed stone, winding staircase with storage (homemade), lorain wood stove (tubular heating body, could be dressed in ceramic)
- \* A shower room/WC (4.92 m<sup>2</sup>) : stone floor, large Italian shower, washbasin, WC, electric cumulus
- \* Second entrance to garden (8,05 m<sup>2</sup>) open to the living room : concrete floor, large glass door
- \* Laundry room (6.89 m<sup>2</sup>) : concrete floor, washing machine space, pump for well

On the first floor, accessible from the kitchen :

- \* Bedroom 1 (18.37 m<sup>2</sup>) : seagrass floor, corner cupboard, French window + window, balcony
- \* Bedroom 2 (18,45 m<sup>2</sup>) in row : floating parquet floor, French window + window, balcony

On the first floor, accessible through the living room :

- \* Hallway (4.59 m<sup>2</sup>) : chipboard floor, 2 velux
- \* Bedroom 3 (14.37 m<sup>2</sup>) : chipboard floor, large velux
- \* Bedroom 4 (14.10 m<sup>2</sup>) : chipboard floor, velux + small opening

The house has been renovated with natural materials : earth render, lime and decorative plaster (textured tinted plaster, plaster and scratched sand, plaster and powder of Dordogne stone), natural pigments, lime casein paint, beeswax...

Also, about 75% of the roof was insulated with sheep's wool.

Work is foreseen on the rough areas to be finished.

At the back of the house, foundations have been laid for a possible extension of the house.

Outside, you will enjoy a very nice covered terrace with flowers.

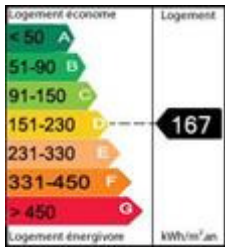
A very nice park around : 2 131 m<sup>2</sup> with trees (white oak, lime, eucalyptus, ash, chestnut, olive and some poplars forming a barrier to the wind) and decorated with roses.

On another part, you will be delighted by the fruit trees and will be able to benefit on a large part of the beautiful days : plum trees (mirabelle plum), nectarine, peach, almond tree, red and white figs, cherry trees, walnut trees, hazel trees, pear trees and 35 vines (15 kinds of grape).

This little piece of unspoiled greenery is a few meters from the first shops (bakery, grocery, tobacco bar, post office) and 5 minutes from Eymet, a beautiful medieval village.

To visit without delay !





Pour plus de détails :

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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