



## 7 Bedrooms - House - Aquitaine - For Sale - 11623-EY



### Informações do Revendedor

Name:	Cathy Dursapt
Nome da Empresa:	Agence Eleonor Sarl
País:	França
Experience since:	2007
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (553) 278-345
Languages:	French
Website:	<a href="https://www.agence-eleonor.fr">https://www.agence-eleonor.fr</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 499,500

### Localização

Country:	França
CEP:	24500
Adicionado:	10/02/2025

#### Informação adicional:

Charming stone property with two gites and pool, situated in a hamlet only 5 minutes drive from the popular Bastide town of Eymet.

The entrance to the main house is via a cosy covered terrace, the ground floor accommodation comprises of a large fitted kitchen, living room, dining room and bathroom. There is also access to a barn/workshop that houses the recently installed heat pump. On the first floor there are three good sized bedrooms, a further room currently used as an office but could be a fourth bedroom, a shower room and landing.

The first of the two gites has a large open kitchen/dining room, a living room, a downstairs bedroom and WC, with a further two bedrooms and bathroom upstairs. and garden area. The second gite has a kitchen, a small living room, a bedroom and a shower room and an enclosed courtyard garden. Currently used for seasonal rentals and guest accommodation for friends and family.

The garden, a manageable 1735m<sup>2</sup> is totally enclosed, complete with a stone ruin, adding character and a great outdoor space for the summer months. The Chlorine swimming pool with terrace can be found to the rear of the main house and over looks an orchard and open countryside. (The pool liner was changed in 2023)

Within easy reach of Bergerac airport this property is ideal for anyone looking for rental income or to accommodate a large family



## Comum

Quartos de dormir:	7
Banheiro:	2
Pés quadrados acabados:	350 m <sup>2</sup>
Tamanho do lote:	1735 m <sup>2</sup>

## Room details

Total rooms:	14
Indoor Features:	Fitted kitchen

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.652.833

