



## Big potential 3 bed house and outbuildings 8 minutes from Eymet and 800 m from amenities,

47800, Allemans-Du-Dropt, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 1 Bath

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# €226,840

Ref: BVI27151

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**French Entrée** 



## Property Description

Stone house from 1856, rendered, to renovate with its adjoining outbuildings: cellar, barn, tobacco dryer on 25000m<sup>2</sup> of land of which 2 plots of 1000m<sup>2</sup> with CU. The main house is arranged on the ground floor over 100m<sup>2</sup>, 3 double glazed doors on the terrace serve the rooms: tiled entrance, living room with fireplace and parquet floor, kitchen with fireplace and terracotta tiles, 2 bedrooms and a bathroom. Attached to the house the outbuildings offer an extraordinary potential for renovators and architects. 800m from a dynamic village with all shops and tourist attractions, restaurant, hotel. The 2 hectares and a half have different fruit trees, a well and a river on the edge of the land. Price including agency fees : 226.840 € Price excluding agency fees : 214.000 € Buyer commission included: 6 %

