



Sébastien Pruvost - Capifrance

Detached house

TREMOLAT (24)

299 000 €*

* Agency fees to be paid by the seller



247 m²



10 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

Tremolat, I offer you a charming house in a wooded setting. Facing south, it has a patio of 50m² on the entire south facade. Install the hammocks you will be out of place! The house is currently divided into three distinct sets, the main house occupies the central position and the two gîtes are on its sides. The house is an old brick dryer transformed by a 2005 building permit. The wooden cladding, the patio and the red shutters give an exotic and very warm accent to the property. Winter and summer comfort are guaranteed here, siding, insulation and double glazing will protect you. The Jotul brand Scandinavian mass stove in the living room will be the heart of heating in winter. A pellet stove is also installed in one of the two gîtes. The roof is in good condition and recent work reinforces this observation. Painting work will be expected according to your tastes. For accommodation each is independent, seven bedrooms present, a bathroom and two shower rooms, four toilets... note that the house does not have bedrooms on the ground floor and will therefore not be suitable for seniors. . Ideally located in this tourist town, bordered by the Dordogne, close to the towpath, you will appreciate this privileged environment. The town offers many leisure activities and a significant panel for catering. A nearby train station will take you directly to Bordeaux. Bergerac is about 40 minutes away, Lalinde 15 minutes and Limeuil 10 minutes by car. You wish to obtain information or simply to organize a visit, contact Sébastien Pruvost, to whom we have entrusted this transaction. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sébastien PRUVOST

**SAINT-JEAN-DE-COLE
(24800)**

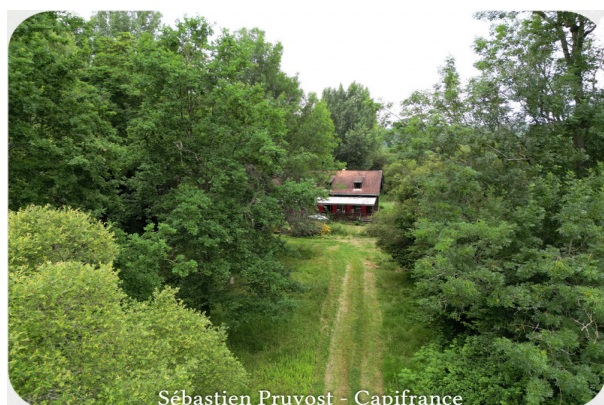
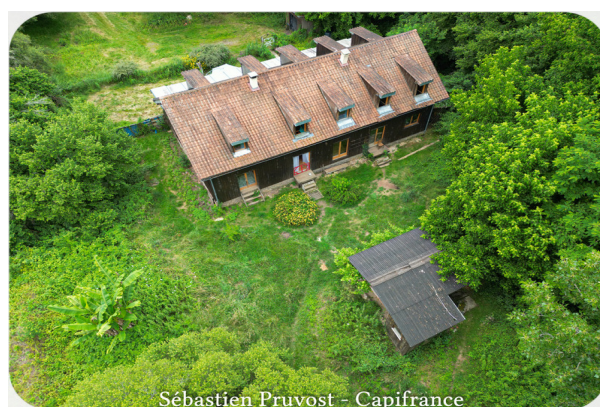
Agent

RSAC : 843 092 404 00014

Courts service city :
PERIGUEUX

(+33)6 62 17 49 25

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 817877

Property type Detached house

Year of construction 2005

Exposure South

View Vue sur Forêt

SURFACES

Living space 247 m²

Living room surface 60 m²

Land surface 4268 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 7

Number of bathrooms 1

Toilets count 4

Washrooms 2

Terrace 1

DPE/GES

DPE 124

GES 5

APPENDIX

Parking couvert

Parking space 5

Videophone Non

SERVICES

Heater électricité

Heater granules

Heater bois

Kitchen aménagée