



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6967

• House - Eymet •

SOLD



DETAILS

Land surface: 1.9 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: pompe à chaleur

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

This property benefits from a quality green and isolated location a few km from Eymet. Beautiful land of 1.9 ha with trees and swimming pool. Haven of peace to discover...

155 m² living

19 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

399 000 €

Agency fees: 5 % VAT included*

Price without fees: 380 000 €

*The agency fees are entirely at the cost of the purchaser



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Charming traditional building from the end of the 80s located a few minutes by car from the pretty bastide of Eymet in a quiet, bucolic, partially wooded and isolated environment.

The house consists of an entrance of 5.84 m², a cathedral living room of 61 m² with three French windows opening onto terraces, fireplace with insert, a staircase leading upstairs to: a rest area and a bedroom 11 m² (with bathroom)

Spacious kitchen of 16 m², updated 3/4 years ago, fitted and equipped with French window opening onto the terrace

A 5 m² pantry with 1 cupboard

Individual toilet, bright bathroom of 8.5 m² (with bathtub and shower)

A 13 m² bedroom with cupboard, a 12 m² bedroom with cupboard and bathroom, a 12 m² bedroom with French window

Adjoining the house, a tiled garage of 28.7 m² with stairs leading to a basement comprising two rooms of 28 m² 33 m² used as a laundry room/boiler room and workshop with access to the crawl space

A carport attached to the garage

House in very good condition, of traditional construction with double-glazed wooden joinery, wooden shutters; heating modernized two years ago with an air/water heat pump. (radiators in each living room). Hot water: thermodynamic tank.

Non-compliant individual sanitation

A wooden shed built around ten years ago of around 38 m² can accommodate a camper van.

The 11x5 salt pool (2.2m diving pit) plus spa and a beautiful beach form a very pleasant relaxation area. (used liner to be changed in the short term)

The technical room of the swimming pool also serves as a shed for garden tools)

The land of more than 1ha9 is wooded (pleasure trees, orchard) and part of wood



Property taxes of €1100

Ideal location for those wanting tranquility a few