



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1174

• House - Eymet •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

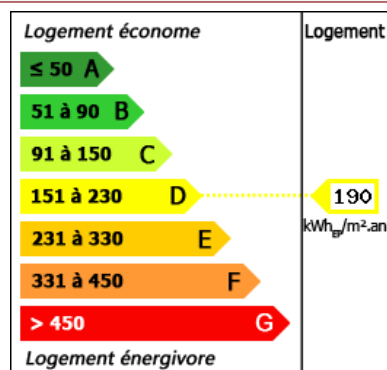
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Traditional construction 80s in a quiet location within walking distance of all amenities. Comfortable interior in excellent condition, basement with garage, garden. To visit!

100 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

192 500 €

Agency fees: 6,9 % VAT included\*

Price without fees: 180 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°1174 •

House in the village of Eymet, close to shops enjoying a quality location. The house has a basement semi buried 100m<sup>2</sup> (possibility of developing): 20.5m<sup>2</sup> garage, a room of 15m<sup>2</sup> (sink) with 1 access to the garden, separate toilet, various (cellars, basements and sheds), large room of 36m<sup>2</sup>, a 9m<sup>2</sup> room converted into a bedroom with window. The house includes a ground floor main entrance with clearance on the front and a second entrance on the back cover with storage closet, a pantry / laundry room of 5m<sup>2</sup>; stay kitchen in L 43m<sup>2</sup>, tiled floor; Individual wc of 2m<sup>2</sup> with window; 5.5m<sup>2</sup> of bathroom; 1 bedroom 12m<sup>2</sup>, tiled floor, storage; 2 bedroom 11m<sup>2</sup>, tiled floor; 3 bedroom of 12.6m<sup>2</sup>, tiled floor, storage. House in perfect condition, wooden double glazed windows; modernized electric heating, with plenty of storage. 1000m<sup>2</sup> flower garden with a well for watering her.

