

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

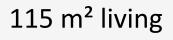
Ref : 1194

• House - Lauzun •



DETAILS		Logement économe	Logement
Land surface: 1.1 ha	Swimming pool: No	≤ 50 A 51 à 90 B	
Number of bedrooms: 2	Ground floor living: No	91 à 150 C	
Number of levels: 1	Work needed: Finitions / Décoration	151 à 230 D 231 à 330 F	296
Type of heating: bois et pompe à chaleur et électricité	Fireplace: Yes closed hearth	331 à 450 F	kWh _e /m².an
Drainage/sewage: Pit all waters	Built: Not specified	> 450 G	
		Logement énergivore	

Old house situated at the end of a small road in a rustic environment, quiet without being totally isolated on more than one ha adjoining, with an orchard, more dependence on non-en-suite.



11 000 m²

Non-binding document

- Eymet -1 Place Gambetta 24500 Eymet Tel : 05 53 22 53 80 eymet@valadie-immobilier.com Price fees included 192 000 €

Agency fees: 6,7 % VAT included* Price without fees: 180 000 €

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

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• Description ref n°1194 •

House renovated in the last 10 years, requiring some finishing works, but living in the state at the heart of a quiet 10 min. de Lauzun

Warm interior (many of the elements, wood), comprising :

stay/kitchen of 40m 2 ground floor, 2 doors access to garden, double glazed windows, anti break-in

fireplace insert and electric radiators and air conditioning reversible

lounge of 25.5m2 ground parking, door access to garden, reversible air conditioning

room of 12m2 with toilet and shower, ground floor, electric radiator

hallway with staircase leading to converted roof space with large room /bedroom of 30m2 plus bathroom of 9m2 with bath and shower and wc

Dependence on non-adjoining (building bricks and breeze blocks), consisting of 2 rooms of 21m2 and 56m2 with windows . Professional project possible

Unfenced land with a well with orchard with open views over the surrounding countryside

The essential work of large and the second work (roof, electricity, heating, carpentry, soil) has been carried out as well as rehabilitation of sanitation in 2008/2009.







