



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1328

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 600 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second 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

Charming stone house ideal for holidays or tourism located in a small village between Eymet and Ste Foy la Grande. For lovers of old stones!

76 m<sup>2</sup> living

600 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

82 500 €

Agency fees: 10 % VAT included\*

Price without fees: 75 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°1328 •

Old house full of charm situated in a small village 10 min. to all amenities in a tourism industry that is close to a golf course of international renown

76m<sup>2</sup> living space including a living room of 43m<sup>2</sup> on the ground floor with 4 windows and 2 doors to provide a good brightness. Kitchen space plus gas boiler for the hot water (works with bottles); a wood-burning stove next to the living room is used for heating.

stairway sucker for access to the floor is under roof consisting of 2 bedrooms of 14.5m<sup>2</sup> and 14m<sup>2</sup>, ground floor; shower room: shower and wc

Community sanitation

ECD blank (secondary residence)

Environment, private and very quiet without being isolated.

Perfect for the holidays or a tourist project

