



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1784

• House - Castillonès •



## DETAILS

**Land surface:** 2400 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

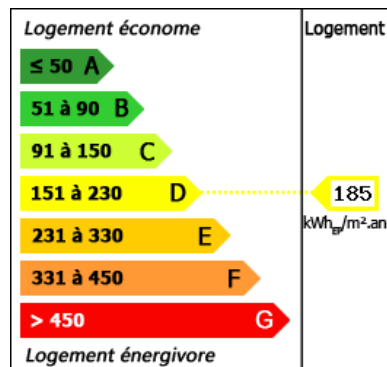
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Contemporary Construction of ground floor in perfect condition, 110m<sup>2</sup> of habitable space and located outside a pretty village with all amenities, 25 min. Bergerac and its airport. Pleasure garden enclosed with spacious garage.

110 m<sup>2</sup> living

2 400 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

187 200 €

Agency fees: 7 % VAT included\*

Price without fees: 175 000 €

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



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## • Description ref n°1784 •

House comfortable and easy to live in located in a small subdivision (dead end) , close to Castillonès.

Living room with fitted kitchen 46.5m<sup>2</sup> , fireplace, access to covered terrace of 23m<sup>2</sup>, back kitchen 8.1 m<sup>2</sup>; bedroom n°1 10.9m<sup>2</sup>, carpet on the ground; clearance of 5m<sup>2</sup> ; 1 bathroom (bath, shower, basin, wc sanibroyeur,towel-dryer); bedroom n°2 of 9m<sup>2</sup> ,tiled floor; bedroom no. 3-12m<sup>2</sup>, tiled floor with en-suite bathroom (shower, washbasin, toilet, towel dryer) 2.5m<sup>2</sup> ; bedroom n°4 to 9.5m<sup>2</sup>, tiled floor

State interior spotless, wood joinery double glazing, electric radiators in every room plus insert

Large garage/workshop with mezzanine (2 garage doors (a nice height). Lean-to (burned) All in good condition

Outside, the house is situated in the middle of a pleasure garden fully fenced with many ornamental shrubs , a well for watering the garden (valve existing to use it in the house).

