



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2427

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 2200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Wood + Electric

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

**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

Very nice house located in Eymet with all amenities at hand. Fully restored with quality services and (3 en-suite bedrooms), swimming pool, wood heated, pleasure garden. A must see !

125 m<sup>2</sup> living

2 200 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

280 900 €

Agency fees: 6 % VAT included\*

Price without fees: 265 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2427 •

House Ideally located just a 5-minute walk from the historic heart of the bastide surrounded by a private garden of 600m<sup>2</sup> with a swimming pool in the wood nicely fitted up for the shelter of the glances and heated by solar panels.

It has, in addition, a parcel of land (grassland and orchard) as an extension of a little more of 1700m<sup>2</sup> at the edge of a small stream, and accessed by a private bridge.

This charming house has been completely renovated and updated with nice amenities (electricity and plumbing remade to nine) Heaters electric new, cumulus of 300L nine also.

A large tiled terrace of more than 30m<sup>2</sup> on the front panel allows you to enjoy the sunny afternoons

On the ground floor are the living room: a kitchen (15m<sup>2</sup>) modern and newly fitted with an access door to the garden, dining room (15m<sup>2</sup>) with a fireplace in the corner, this piece gives both the living room and kitchen. The living room is adjoining the dining room (23m<sup>2</sup>) with stairs leading to the first floor. Also on the ground floor a beautiful room of 15m<sup>2</sup> with en-suite bathroom/wc (7.3m<sup>2</sup>) contemporary (bath, shower).

Wooden flooring laminate clear and the walls white bring a beautiful brightness to any home

The first floor has a landing of 2m<sup>2</sup> serving of each side a room of 12 m<sup>2</sup> under roof with velux nine and a bathroom with wc also under roof and attic windows; a second bedroom of 18m<sup>2</sup> with window to the levant and skylight plus a private bathroom with wc

The basement of the house apparent on the ground floor consists of a cellar (stone walls) and a former garage latest with 2 windows and easily convertible into a summer kitchen, or workshop ,etc..

Property with a well (for watering the garden). Field recently converted (a party in the courtyard/ parking gravelled, another part devoted to the pool area, and the greater part of the land on the other side of the creek.

