



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2718

• House - Lauzun •



## DETAILS

**Land surface:** 10 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**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

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 medieval house modernised located in the heart of a pretty village with shops. With a small courtyard and terrace overlooking expo south. Perfect for a pied a terre in the South West of France

80 m<sup>2</sup> living

10 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

99 000 €

Agency fees: 10 % VAT included\*

Price without fees: 90 000 €

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



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## • Description ref n°2718 •

House in the Middle Ages-perfect for a secondary residence.

80m2 of living space: this house is very old (beams , panels of wood ) has been the subject of a development quite contemporary .

The ground floor consists of a living room of 41m2 with a kitchen corner , door window overlooking a small courtyard with stairs leading to the terrace and a storeroom/toilet with sink. Storage under the stairs.

Floor tiled, walls painted.

Floor with a clearance large enough with wardrobes, 2 bedrooms of 13m2 each floor covering: carpet on floor; one room opens onto a pleasant covered terrace of 10m2, bathroom of 6m2 with bath and shower and wc, heated towel rail.

Attic

Sanitation mains drainage, electric heating. Joinery boi and pvc double glazing (some in single glazing).

A must see!

