



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2908

• House - Eymet •



## DETAILS

**Land surface:** 3455 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open 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

House in the countryside near to the bastide town Of Eymet, garden of about 3400 m<sup>2</sup>.  
quiet environment.

130 m<sup>2</sup> living

3 455 m<sup>2</sup>

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Price fees included

203 300 €

Agency fees: 7 % VAT included\*

Price without fees: 190 000 €

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



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## • Description ref n°2908 •

The house opens its doors on a beautiful living room, living/dining room with beams, fireplace and floor tiles. In the following, a kitchen light and an adjoining storeroom. And then a lobby serving a large bedroom and a bathroom.

Upstairs : an address, with a "breakfast nook", a very nice bedroom and a second bathroom.

A large converted attic, currently in the dressing room but also with the possibility of doing 2 or 3 bedrooms.

There are also attic spaces that offer the possibility of an extension.

The garden of about 3400 m2 and is fenced, there is also a charming small patio with a bread oven, stone sink.

A peaceful place where life is good.

