



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3075

• House - Eymet •



DETAILS

Land surface: 5364 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Bois+électrique+Climatisation

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1750

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

Large stone house on the edge of a hamlet , very close to the bastide town of Eymet. 4/5 bedrooms and land of over 5300m² - South Bergerac.

222 m² living

5 364 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

233 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 220 000 €

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



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Stone house with a living area of 222m² comprising of on the Ground floor : Entrance, Living/dining room of 45m². 2 French windows opening onto the garden, tiled flooring, Insert, and air conditioning.

Off the living area- Office /bedroom of 13m².

Equipped kitchen of 18m², kitchen door to the attached garage of 42m²

Hallway, bathroom of 8 m² with bath, shower, bidet, wash-hand basins. Separate WC 2,68m², Bedroom 1 of 20m² with fitted wardrobes, air conditioning, door access to the garden.

Wooden staircase from the lounge leading to the first floor. Hallway.

Bedroom 2 in the tower 10,45m² with mezzanine of 8 m²-carpeted floor.

Bedroom 3 -14,3m² floor vinyl, bathroom of 9m² with shower, wash-hand basins.

Separate WC of 2,30m².

Bedroom 4 of 17m² with exposed beams and vinyl floor.

Second living room with corner kitchen of 37m² - .

Water supply for the house from its own well.

Double glazing on the ground floor

Park land of 5364m²

