



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3154

• House - Eymet •



## DETAILS

**Land surface:** 400 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Fuel oil

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

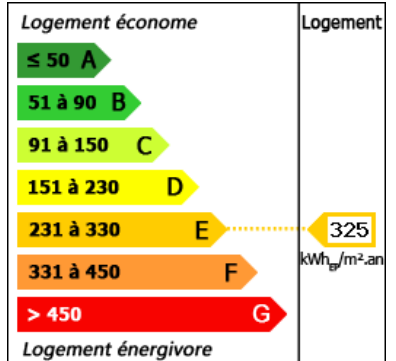
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1973



House located in a small village a few minutes drive from Eymet, 4 bedrooms possibility of living on the ground floor. Enclosed garden. Ideal first acquisition.

102 m<sup>2</sup> living

400 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

117 700 €

Agency fees: 7 % VAT included\*

Price without fees: 110 000 €

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



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## • Description ref n°3154 •

Construction of the 70' located in a small village with a few shops.

House of 102m<sup>2</sup> habitable space very well located 20 minutes from Bergerac, 5 minutes from Eymet. Interior in good state of maintenance and to provide the flavor of the day .

Entry, tiled

bright living room of 31.65m<sup>2</sup> with fireplace, floor to ceiling windows access to the terrace and window, stairway, staircase, tiled floor

kitchen of 10.6m<sup>2</sup> , door-window access to terrace, tiled floor, boiler fuel (geminox)

hallway with closet 6.8m<sup>2</sup>

room n° 1 of 9m<sup>2</sup>, parquet floor floating on chappe cement, pvc window

room n°2 of 10m<sup>2</sup>,with pvc window

wc

bathroom of 4.25m<sup>2</sup>

Floor:

2 rooms in enfilade of 13 and 14m<sup>2</sup>, wc of 2m<sup>2</sup>

attic

Garage / workshop 17.8m<sup>2</sup> access to cellar

Outside the house has a beautiful terrace with sun awnings on the south side.

Small pleasure garden fully enclosed

Miscellaneous: PVC joinery double glazing, central heating, drainage to the sewer

ideal first purchase or secondary residence

