



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3271

• House - Duras •

SOLD



## DETAILS

**Land surface:** 1300 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**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

Price reduced! Old house located in a small hamlet of campaign triangle Duras/Eymet/ Ste Foy la grande . Beautiful swimming pool, 2 parts habitable more addiction.

140 m<sup>2</sup> living

1 300 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

133 700 €

Agency fees: 7 % VAT included\*

Price without fees: 125 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°3271 •

Amazing home located in the beautiful countryside of the Lot et Garonne in the triangle Duras /Eymet/ Ste Foy la Grande . Quiet environment without being isolated and 10 minutes from all amenities.

Old building, forming 3 units adjoining and connecting to many possibilities:

The 1st accommodation of 88m<sup>2</sup> approximately consists of a living room of 25.7m<sup>2</sup> with fireplace, floor parquet, glued, accessible by a terrace or the entrance hall of 3.45m<sup>2</sup> located a few steps below as well as a fitted kitchen of 14m<sup>2</sup>, 1 room of 12.8m<sup>2</sup> with shower room /wc en-suite

The floor serves 1 other room 12.5m<sup>2</sup>, bathroom/wc, 2 mezzanines currently furnished spaces beds

Interior upgrade (joinery simple glazing, no heating except for the fireplace).

Housing for rent seasonal

An old cellar of 60m<sup>2</sup> (easily convertible ) that has openings , cemented floor, etc makes the junction of 2 housing units.

The 2d housing of 50 m<sup>2</sup> approximately consists of a living room of 32 m<sup>2</sup>, including living area opening onto a terrace, dining and kitchen ; a bedroom of 13m<sup>2</sup> with built-in cupboard; bathroom /wc

Outside you can enjoy the swimming pool of 15x6 (salt) renovated in 2011 (new pump) or take advantage of its sunny terrace. This area is fenced with safety standards. Garden (many fruit trees productive), open on the surrounding countryside.

Renovations to predict

