



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3271

• House - Duras •

SOLD



DETAILS

Land surface: 1300 m²

Swimming pool: Yes

Logement économe

≤ 50 A DPE en cours

Number of bedrooms: 3

Ground floor living: No

51 à 90 B

91 à 150 C

Number of levels: 1

Work needed: Second work

151 à 230 D

Type of heating: Wood

Fireplace: Yes open hearth

231 à 330 E

Drainage/sewage: Septic tank

Built: Not specified

331 à 450 F

> 450 G

Logement énergivore

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 m² living

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

Non-binding document

1 300 m²

eymet@valadie-immobilier.com

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



• 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 88m2 approximately consists of a living room of 25.7m2 with fireplace, floor parquet, glued, accessible by a terrace or the entrance hall of 3.45m2 located a few steps below as well as a fitted kitchen of 14m 2, 1 room of 12.8m2 with shower room /wc en-suite

The floor serves 1 other room 12.5m2, 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 60m2 (easily convertible) that has openings , cemented floor, etc makes the junction of 2 housing units.

The 2d housing of 50 m2 approximately consists of a living room of 32 m2, including living area opening onto a terrace, dining and kitchen ; a bedroom of 13m2 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

