Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3318 • House - Eymet •



DETAILS

Land surface: 4500 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: fuel et bois

Drainage/sewage: Septic tank

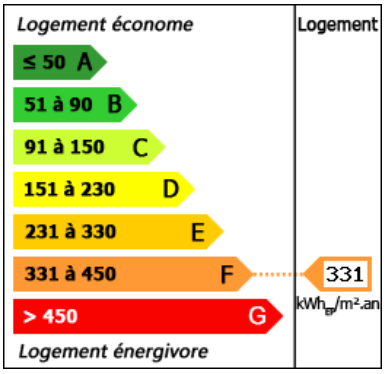
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Traditional house fully restored, warm and functional, located in a bucolic setting a 7-minute drive from the pretty bastide town of Eymet and 2 min from all amenities.

160 m² living

4 500 m²

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

Price fees included

265 000 €

Agency fees: 6 % VAT included*
Price without fees: 250 000 €

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

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• Description ref n°3318 •

Nice house modernized completely in 2012 with a very good location in the countryside without being isolated, 2 min from amenities and recreation in the heart of the bastides.

Habitable Surface area of 160m2
Ground floor comprising of a beautiful entrance hall of 10.5m2 with its own staircase leading to the bedrooms; family kitchen of 20.5m2 fully renovated in 2012, furnished and equipped with quality elements, light-coloured tiles on the floor, direct access to the garden ; the dining room is extremely bright of 17m2 with its wood stove, light-coloured tiles on the ground; the atmosphere is hushed in the living room of 30m2 with a ground floor, wc suspended individual; the laundry 10.55m2 , the boiler room in its extension

On the 1st floor a large clearance of 13m 2 serves a room of 15m2, a bedroom /office with bookcase of 15m2, 1 room of 20m2 with furniture with dressing room lighted; a room of contemporary water of 6m2 (large Italian shower), wc , a storage space of 4m2 in a row.

Covered terrace of 23.7m2 with access to the shed/workshop of 25m2 (tank, fuel 2,000 l buried),

Garage/ workshop, private garden of 27m2

House is in a very good state of general maintenance, central heating plus wood.
(As A guide, the current owners consume about 700L of fuel per year.
The ECD provided has been conducted in 2011 before the upgrades)

Pleasure ground easy maintenance with a well currently the most used but powered by water
Possibility to make a swimming pool.

Land 2017: 994€

Worth A visit!







