



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3318

• House - Eymet •



## DETAILS

**Land surface:** 4500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** fuel et bois

**Drainage/sewage:** Septic tank

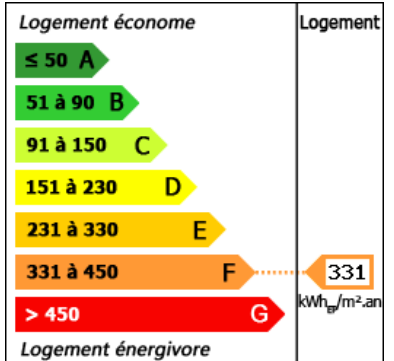
**Swimming pool:** No

**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 m<sup>2</sup> living

4 500 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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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 160m<sup>2</sup>

Ground floor comprising of a beautiful entrance hall of 10.5m<sup>2</sup> with its own staircase leading to the bedrooms; family kitchen of 20.5m<sup>2</sup> 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 17m<sup>2</sup> with its wood stove, light-coloured tiles on the ground; the atmosphere is hushed in the living room of 30m<sup>2</sup> with a ground floor, wc suspended individual; the laundry 10.55m<sup>2</sup> , the boiler room in its extension

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

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

Garage/ workshop, private garden of 27m<sup>2</sup>

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!

