



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3543

• House - Eymet •



DETAILS

Land surface: 3000 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Wood

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed 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

House located at the exit of a quiet village a few minutes away from Eymet. Potential to be very interesting. 220m² of habitable space including 2 homes plus a garage, on flat ground easy maintenance.

220 m² living

3 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

187 250 €

Agency fees: 7 % VAT included*

Price without fees: 175 000 €

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



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• Description ref n°3543 •

Old stone house fitted out in the years 50', offering the potential for attractive projects.

Located in the countryside but not isolated (village) to a short distance by car from Eymet and 25 minutes from Bergerac and its airport.

A ground floor in its own juice : a typical 50s' with a hallway /entrance 11.5m² (tiled floor honeycomb), a living room of 24 m² (ground floor), 1 old kitchen of 15m² , 2 bedrooms of 14m² each with built in wardrobes original bathroom "vintage" toilet (out of use) .

All the rooms have a good ceiling height and are bright with traditional woodwork antique wooden single glazed windows, no heating (radiators still in place but the heating system with a boiler the fuel is out of use).

The floor is accessible by an independent staircase located in the garage and offers a second living quarters in the state, but in need of modernization and comfort.

Fitted kitchen of 20 m², a lounge of 21m² with wood burning stove (single-mode heating of the floor), ground floor, a bathroom with shower and toilet of 7m² , 1 room of 17m² , 1 bedroom of 22m² ; a game in development with a 18m² room, storage 3m², plus a large room with the access to the attic (not convertible)

garage of 44m² and cellar/wine cellar of 10m² with electric cumulus

Individual sewage by septic tank controlled non-compliant

