



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3835

• House - Eymet •



## DETAILS

**Land surface:** 500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**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

Old house in village with a few amenities. Beautiful living area, adjoining outbuilding, patio enclosed.

Ideal first purchase / rental investment

135 m<sup>2</sup> living

500 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

**71 500 €**

Agency fees: 10 % VAT included\*

Price without fees: 65 000 €

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



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## • Description ref n°3835 •

House of village old, attached by a side comprising on the ground floor a room of 19m<sup>2</sup>, floor parquet, fireplace, ceiling panelling, walls covered with fabric glass, glass door giving on the street; a room of 19m<sup>2</sup>, floor tiles old, the walls covered with canvas, glass, 1 glass door on street side, 1 glazed door to side garden, ceiling joisting wood; a kitchen of 15m<sup>2</sup>, basin, fitted cupboard old, fireplace, floor tile former, 1 glazed door to side garden, ceiling joisting wood; release 2.7m<sup>2</sup> opening onto a barn/garage of 115 m<sup>2</sup> (to renovate), the separate toilet and bathroom 5.5m<sup>2</sup> (bath, bidet, basin) are extensions carried out in the barn. A hall of 10m<sup>2</sup>, walls, canvas, glass-tiled old, with staircase, ceiling joisting wood

First floor: landing 10m<sup>2</sup> with a storage space of 4m<sup>2</sup>; bedroom n°1 of 19m<sup>2</sup>, floor parquet, fireplace, 1 window on the street side, ceiling panelling, walls, canvas, glass, room, n°2, 19m<sup>2</sup>, fireplace, 1 window on the street side, and 1 window garden side, wooden flooring, ceiling paneling, walls, canvas, glass, room n°3 of 9.5m<sup>2</sup>, 1 window overlooking the garden, wooden flooring, ceiling paneling, walls, canvas, glass, with storage area of 3m<sup>2</sup>

Attic accessible, non-convertible with glass wool on the ground

Covered terrace to the garden side (about 17m<sup>2</sup>)

Electric heating, joinery double glazing

Provide renovation work and handed over to the taste of the day

Enclosed garden of approximately 500m<sup>2</sup>

