



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3927

• House - Lauzun •



## DETAILS

**Land surface:** 900 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** prévision pompe à chaleur, chauffage à finir

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**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

Single storey house in need of completion works located in a pretty village with amenities. Construction quality offering over 200m<sup>2</sup>, enclosed grounds at the end of enhance. A must see!

172 m<sup>2</sup> living

900 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

149 800 €

Agency fees: 7 % VAT included\*

Price without fees: 140 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°3927 •

Unfinished house built by its owner (a former building professional) between 2009 and 2011 without ten-year warranty but offering a nice potential : more than 200 m2 usable, and built with quality materials.

Located in dead end on the heights of a charming village with amenities, quiet environment without being isolated.

The house includes an entrance hall of 7m2 approx flagstone flooring, closet

large living room approx 80m2 with a kitchen area (arrivals and water discharges in place) very light (2 windows and windows), floor, walls and ceiling finished a release of 7m2 approximately leading to a bathroom approx 10m2, floor, walls and ceiling made, one with spa bath up, walk-in shower, location planned for 2 basins (work to provide : faucets, sinks, and radiator) bedroom approx 12m2, floor, walls and ceiling made; bathroom en-suite of approx 10m2, floor, walls and ceilings made (material range: marble work identical to the first bathroom

2 other bedrooms of about 12m2 each (location-closet and dressing room), floor, walls and ceilings made toilet approx 2.5m2 floor, walls and ceilings made (arrivals and evacuation in place for toilet and washing hands)

Attached Garage approx 34m2 with automatic gate, service door accessible from the garden (pavement, walls, and ceilings made)

Land around the house approximately 900m2 flat with a slight slope in the edge-to-build, fully-enclosed more hedge type succession of hedged fields

Various:

Electrical Installation completed but not in service (consuel not past)

Sanitation mains drainage connected

Hot water by cumulus in place

heating to finish (air vents in the ceilings are installed) provided by heat pump air-to-air (currently non-existent)

Insulation of walls, attic, roof ridge

Joinery is double glazed pvc and aluminum with shutters electric are in place

Facades not plastered

