



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4274

• House - Bergerac •



## DETAILS

**Land surface:** 100 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**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

Old house located in a small village, 15 minutes from Eymet and Bergerac. Beautiful living area, 5 bedrooms. Many possibilities.

145 m<sup>2</sup> living

100 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

**82 500 €**

Agency fees: 10 % VAT included\*

Price without fees: 75 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°4274 •

Old stone house ( indoor 80's) to update .  
Great potential with more than 200m2 usable, spacious rooms and bright.

The ground floor offers a family kitchen of 22m2 with a door giving on terrace, a room of 31.5m2 with chimney flue, with a door also overlooking courtyard/terrace, another room of 17m2 (decorative fireplace), always with a door to the outside; a bathroom of 6m2, a wc with washing hands

A laundry room /shed with hot water tank 15 m2 communicating with the house and the garden

The first floor has a large landing of 10m2 more a corridor to serve 4 beautiful rooms ranging from 15m2 to 20m2 each, a 5th bedroom or office of 8.5m2; a bathroom of 5.3m2

A convertible attic of 55m2 (existing openings)

A small garden (about 80m2), ideal for enjoying beautiful sunny days

Ideal for first purchase, rental investment or secondary residence

Some elements to renovate and/or bring existing facilities up to standard (electricity, sanitation).

