



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4411

• House - Eymet •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1970

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 built in the '70s habitable but to submit fully to the taste of the day; located in the countryside in exit of village with all amenities. House with 5 rooms and more possible.

128 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

72 000 €

Agency fees: 10,8 % 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°4411 •

House of traditional construction habitable but in need of modernization located in the countryside (village), just 2 min from Eymet.

Ideal family project!

House comprising on the ground floor a kitchen of 9.8m<sup>2</sup>, a living room of 23 m<sup>2</sup>, hallway, bathroom of 3.9m<sup>2</sup>, separate toilet, 2 rooms of 9 and 10 m<sup>2</sup>); attached garage and communicating of 33m<sup>2</sup>

First floor : hallway distributing 3 bedrooms (10.10 and 12m<sup>2</sup>), shower room 4m<sup>2</sup>, separate toilet, 2 other rooms fitted out (soil-cement, walls, brick, timber frame)

The house has a central heating, hot water and electric. Electricity to modernize.

Individual sewage

Ground of 1000m<sup>2</sup> closed with awning on the back of the house

