



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5110

• House - Eymet •

SOLD



DETAILS

Land surface: 2200 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: micro-station

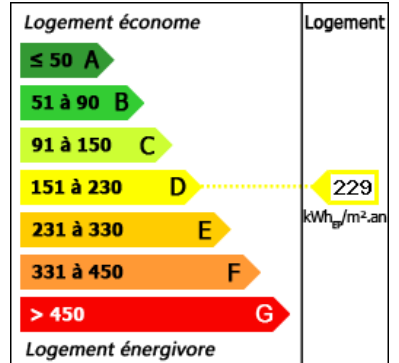
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Stone house offering 180m² of living space, on one level, 4 bedrooms, adjoining outbuilding on flat land of 2200m². Ideal family home

180 m² living

2 200 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

219 420 €

Agency fees: 6 % VAT included*

Price without fees: 207 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°5110 •

House located a short drive from Eymet in a hamlet of a few dead end houses.

Originally an old stone barn converted into a single storey house.

The interior has been renovated for about fifteen years with contemporary materials (light tiling on the ground and floating parquet floors, walls lined with plasterboard, painted, double-glazed pvc joinery, ...) making the house very functional.

A covered entrance gives access to the living room or onto a large terrace on the garden side.

The 48m² living room has a fireplace with insert, 2 French windows, some original features such as an exposed stone wall; the 30m² kitchen is fitted out with contemporary elements, patio door opening onto the terrace

A first hallway leads to an individual toilet of 2.98m² with washbasin and an office of 9.55m² (floating parquet floor)

A second hallway - corridor serves the night area: 2 bathrooms of 6m² each with Italian shower and wc; 1 bedroom of 17m² with wardrobe, 1 bedroom of 18m² with wardrobe, 1 bedroom of 14.5m² with wardrobe and 1 bedroom of 13m² with 1 bookcase.

The technical part is adjoining and communicating from the living room with a 9.8m² cellar opening onto the 5.8m² laundry room (water softener in place); the boiler room and the barn part used as a workshop of 64m² (access to the attic)

A 32m² covered outbuilding with barbecue extends the terrace on the south facade.

Individual sanitation type micro station installed in 2016.

Outside side: flat land of about 2200m². One part is fitted out and fenced around the house (terrace side) the other part remains open to the surrounding crops.

Land 2019 of 710 €

