# 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

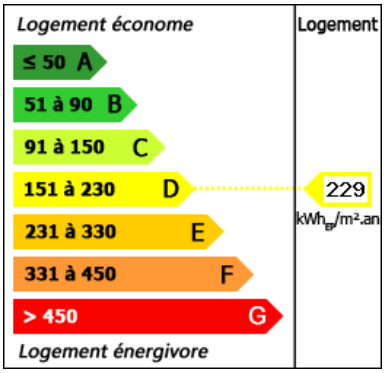
**Swimming pool:** No

**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

Non-binding document


- 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

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## • 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 €







