



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5110

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 2200 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** micro-station

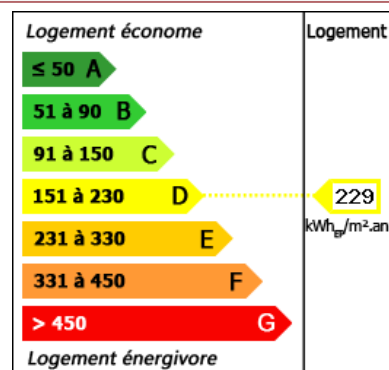
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Stone house offering 180m<sup>2</sup> of living space, on one level, 4 bedrooms, adjoining outbuilding on flat land of 2200m<sup>2</sup>. Ideal family home

180 m<sup>2</sup> living

2 200 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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

A first hallway leads to an individual toilet of 2.98m<sup>2</sup> with washbasin and an office of 9.55m<sup>2</sup> (floating parquet floor)

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

The technical part is adjoining and communicating from the living room with a 9.8m<sup>2</sup> cellar opening onto the 5.8m<sup>2</sup> laundry room (water softener in place); the boiler room and the barn part used as a workshop of 64m<sup>2</sup> (access to the attic)

A 32m<sup>2</sup> 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 2200m<sup>2</sup>. 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 €

