



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5132

• House - Eymet •

SOLD



## DETAILS

**Land surface:** 1800 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**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

Village house on 1800m<sup>2</sup> of garden, 93m<sup>2</sup> of living space with possibility of more. Garage.

93 m<sup>2</sup> living

1 800 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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



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## • Description ref n°5132 •

House located on the outskirts of Eymet with good potential with a generous usable area, a good size garage and its enclosed garden.

Work of comfort and interior modernization to be envisaged.

Traditional construction comprising on the ground floor an entrance hall opening onto a dining room of 18m<sup>2</sup> with corner fireplace, an open living room of 19m<sup>2</sup>, an old fitted kitchen of 17.5m<sup>2</sup>; a 2.8m<sup>2</sup> bathroom; a 19m<sup>2</sup> cellar including the toilet; a cellar of 17m<sup>2</sup>.

The first floor has a corridor leading to a bedroom of 17m<sup>2</sup>, a second bedroom of 13m<sup>2</sup> and a small room of 5.5m<sup>2</sup> plus a convertible attic of 52m<sup>2</sup>.

Attached garage / workshop of 32m<sup>2</sup>.

Habitable house requiring modernization work.

Oil central heating

Mains drainage

Water supply by well

Land 2019 from 791 €

House surrounded by a good size enclosed garden with well

