



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5313

• House - Eymet •



## DETAILS

**Land surface:** 2400 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** pompe chaleur aérothermie

**Drainage/sewage:** Pit all waters

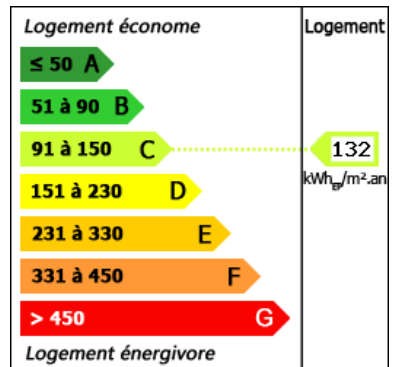
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2011



Beautiful comfortable house in a quiet area a few minutes from Eymet. 4 bedrooms, outbuildings, flat land of 2400m<sup>2</sup>. To see quickly!

144 m<sup>2</sup> living

2 400 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

298 000 €

Agency fees: 6 % VAT included\*

Price without fees: 281 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5313 •

Contemporary construction located in the countryside and in a dead end, 5 minutes by car from the charming bastide of Eymet.

Very bright house of approximately 144m<sup>2</sup> of living space with all the comforts: underfloor heating, double-glazed windows with electric shutters, lighting of the terraces ...

Central living room of 37.6m<sup>2</sup> with large openings on the east and west facades (with terraces), a fireplace / insert; a fitted and equipped 16m<sup>2</sup> kitchen (induction hob, extractor, oven and dishwasher); the 6.80m<sup>2</sup> laundry room has plenty of storage space and provides access to the garage. Clearance giving on the one hand to an office of 11m<sup>2</sup> with French window opening onto the garden (integrated shelves), an individual toilet with washbasin; and on the other hand the night area with 3 bedrooms each with storage, a 6.5m<sup>2</sup> bathroom with corner bath, a large walk-in shower, double sink, heated towel rail.

In the living room, a contemporary staircase leads to the upper floor above the room. The landing opens onto a 4th very bright bedroom of 13m<sup>2</sup> with a large storage cupboard, air conditioning unit; a 4.5m<sup>2</sup> bathroom with washbasin, shower and toilet, as well as a balcony terrace of 18.7m<sup>2</sup> with a very nice view of the surroundings, (possible installation of a jacuzzi: water inlet and outlet planned)

The garage adjoining the house is double and has an electric gate, a sink; aerothermal heat pump and electric cumulus.

a second garage / workshop with a mezzanine was created independently of the house with a fenced enclosure with a gate (possible location for a vegetable garden or swimming pool); possibility of extension (foundations planned to double its surface)

On the garden side, the plot is easy to maintain (flat land). Entrance portal set up.

