Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5313 • House - Eymet •



DETAILS

Land surface: 2400 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: pompe chaleur aérothermie

Drainage/sewage: Pit all waters

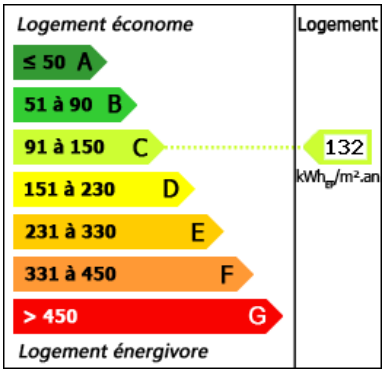
Swimming pool: No

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 2400m2. To see quickly!

144 m² living

2 400 m²

Non-binding document

- 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 144m2 of living space with all the comforts: underfloor heating, double-glazed windows with electric shutters, lighting of the terraces ...

Central living room of 37.6m2 with large openings on the east and west facades (with terraces), a fireplace / insert; a fitted and equipped 16m2 kitchen (induction hob, extractor, oven and dishwasher); the 6.80m2 laundry room has plenty of storage space and provides access to the garage. Clearance giving on the one hand to an office of 11m2 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 6.5m2 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 13m2 with a large storage cupboard, air conditioning unit; a 4.5m2 bathroom with washbasin, shower and toilet, as well as a balcony terrace of 18.7m2 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.







