



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

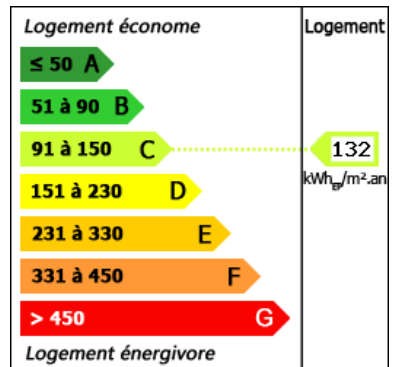
Swimming pool: No

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

- Eymet -

1 Place Gambetta

24500 Eymet

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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



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• 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.

