



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5794

• House - Eymet •



## DETAILS

**Land surface:** 4800 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**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

Stone house well located in the countryside, close to amenities.

Plot of land of 4800m<sup>2</sup> fenced

Ideal second home

130 m<sup>2</sup> living

4 800 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

130 000 €

Agency fees: 7,4 % VAT included\*

Price without fees: 121 000 €

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





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## • Description ref n°5794 •

Terraced country house located in a dead end in a very quiet environment and not overlooked just a few minutes from amenities.

The house includes a fitted kitchen (13m<sup>2</sup>), shower room with wc (4.5m<sup>2</sup>), bedroom of 11m<sup>2</sup>, a living room with door to the garden and fireplace (wood stove) of 24m<sup>2</sup>, an adjoining room fitted out in an old barn (35m<sup>2</sup>) provides access to a floor with a dressing room and a bathroom with sanibroyeur wc, a few additional steps give access to two bedrooms "under slopes" in the attic of the house

Laundry room

Lean-to / covered terrace 30m<sup>2</sup>

Enclosed land approx. 4800m<sup>2</sup> in meadow

The interior renovation started a few years ago remains to be completed but the house is habitable as is.

