



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6257

• House - Eymet •

SOLD



DETAILS

Land surface: 9500 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Pit all waters

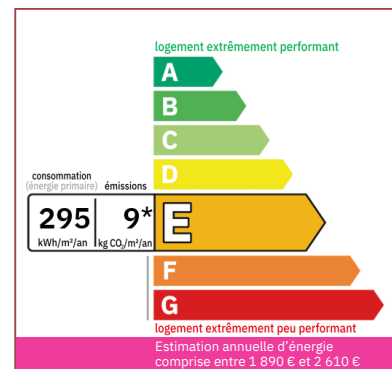
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: No

Built: Not specified



House from the 70's to bring up to date. 135m² of living space with veranda, garage and independent workshop on more than 9500m² of land on the edge of the Dropt.

135 m² living

9 500 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

180 000 €

Agency fees: 7 % VAT included*

Price without fees: 168 300 €

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



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This single storey house is well located at the exit of the village just a few minutes from amenities, at the end of a dead end without being isolated, close to the river without risk of flooding.

This house has a good size living room of approximately 45m² including living room and dining room. The owners had a large veranda built for a second living room (31m²) on the south-east facade of the house enjoying the view over most of the land.

The kitchen is fitted out (traditional kitchen to be modernised) approx. 10.5m² (French window leading to the veranda)

the old entrance hall of 8.50m² located between the kitchen and the living room (door leading to the veranda) is in the central position of the house. It has a wood stove and opens onto the hallway leading to the sleeping area.

3 bedrooms of approximately 11 m² (two of the bedrooms also have storage space)

1 bathroom to modernize

1 individual toilet

one car garage plus adjoining storeroom (built in the 80's)

Independent workshop of around 40m² (built in the 90s)
Pleasure land around the house plus meadow (approx. 8400m²) on the edge of the Dropt (natural area).

Individual sanitation septic tank with no defects (2022 sanitation report)

