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

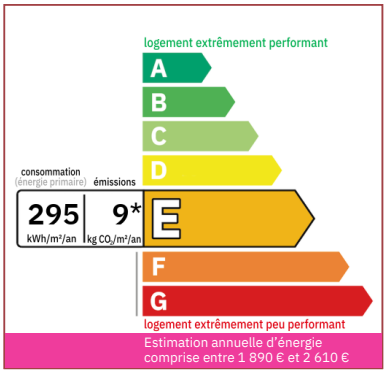
Swimming pool: No

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

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

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)









