



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6260

• Building - Eymet •

SOLD



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 3

Type of heating: Without

Drainage/sewage: Not specified

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

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

This appartement building is set in the the heart of the bastide village of Eymet, benefiting from restaurants and cafes. A fantastic opportunity to purchase a property with income in this busy vibrant village.

150 m<sup>2</sup> living

No field

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6260 •

With a total floor space of approx 300 m<sup>2</sup> spread over three levels. This property comprises of a newsagent shop let on a permanent commercial basis, with an above average annual return. The shop floor space also has a kitchen area and toilet.

Access to communal area.

The two apartments are situated on the first floor with a large hallway giving access to the apartments.

The first apartment is currently rented and benefits from views overlooking the lovely square and fountain.

This apartment comprises of

- Kitchen/dining area with wood floor of 5.70 x 4 m
- Sitting room 3.45 x 5.70 m with wooden floor
- Two further rooms both of 5.20 x 3.40 m
- toilet and washbasin

Staircase leading to wooden landing

- Bathroom with bath and shower, double vanity basin unit.

- Bedroom of 3.40 x 5.60 m

Access to attic with scope for conversion.

The heating is in need of updating.

Single glazed.

A further appartement to be renovated comprising of kitchen/diner, two bedrooms, shower room.

Attic space with scope for further development.

