



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6731

• House - Bergerac •



DETAILS

Land surface: 2700 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: pompe à chaleur

Drainage/sewage: filière compacte ecoflo

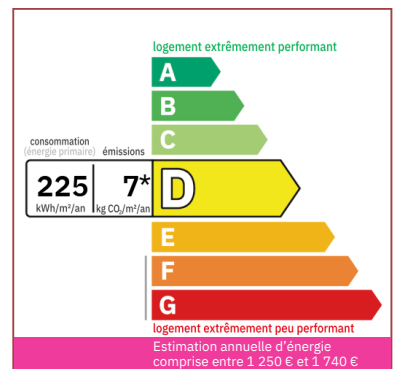
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Ideally located for fishing enthusiasts.... House in hamlet, 100m² hab. with private garden and direct access to the Dordogne river.

90 m² living

2 700 m²

Non-binding document

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

232 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 219 000 €

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



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• Description ref n°6731 •

Cozy house located in a village hamlet leading directly to the river.

House with old-world charm with modern comfort (recently installed heat pump central heating).

On the ground floor :

an entrance of 3.5m² leads to the living room of 52m². Very bright room with several openings (double and single glazing), a fireplace with stove, old cement tile floor..

The kitchen is narrow (6.5m²) but judiciously designed and equipped.

A bathroom with a modernized 4.5m² shower (sv window)

an individual toilet (sv window)

Upstairs :

a first attic (storage space)

a corridor leading to the two bedrooms: one of 14.70 m², the other of 17m² with open bathroom (bathtub, toilet without crusher) of 4.5m² with crawling surface

In appendix:

boiler room attached to the house

a recently installed 19m² wooden chalet serves as a workshop

an older outbuilding (wood, odds and ends and pebbles) used for refurbishment to be rehabilitated

Pleasure garden of over 2000m² enclosed (wall, hedge) with gate and access to a second plot below bordering the banks of the Dordogne.

This copse plot has a small boat garage)

Property located in a regulated flood zone

