



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7002

• House - Eymet •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

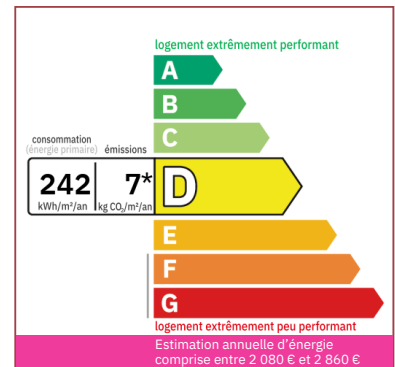
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Charming house completely renovated offering equipped kitchen, living room, terrace, three bedrooms and office. Ideal for a second home for example, quiet, close to Eymet and amenities.

165 m<sup>2</sup> living

30 m<sup>2</sup>

- Castillonès -

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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





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## • Description ref n°7002 •

Charming house completely renovated including:

On the ground floor:

- entrance with cupboards (3m<sup>2</sup>)
- kitchen with dining area (36m<sup>2</sup>)
- living room (22.6m<sup>2</sup>)
- shower room with toilet (3.7m<sup>2</sup>)

Clearance opening onto the terrace, part covered and part uncovered. Unobstructed view at the rear of a neighboring garden.

Upstairs :

- a bright landing (10.5m<sup>2</sup>) serving a first bedroom (25.2m<sup>2</sup>) with its own en-suite bathroom (7.3m<sup>2</sup>), equipped with a WC. A private terrace (6.7m<sup>2</sup>) adjoining this room offers a peaceful area to enjoy the sun.

- a versatile black room, ideal for an office or leisure room (5.6m<sup>2</sup>).

- a second bedroom, also with en-suite shower room and WC (15.5m<sup>2</sup> +3.3m<sup>2</sup>)

Finally, on the second floor, a charming attic bedroom (26.4m<sup>2</sup> floor space).

Miscellaneous :

- PVC double glazing
- everything in the sewer
- Electric heating

