Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7041 • House - Lauzun •

SOLD



DETAILS

Land surface: 800 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Without

Drainage/sewage: Everything in the sewer

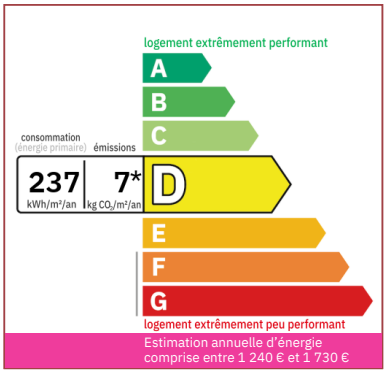
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Traditional house located in a quiet environment, close to village amenities. Ideal first acquisition or investment

100 m² living

800 m²

Non-binding document

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

Price fees included

134 000 €

Agency fees: 7,2 % VAT included*
Price without fees: 125 000 €

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

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• Description ref n°7041 •

This construction from the 60's is located on the outskirts of the pretty village of Lauzun in a quiet environment without being isolated and a few minutes' walk from amenities.

Solid construction which was modernized a few years ago (double-glazed PVC joinery, electric and manual roller shutters, fitted kitchen, attic insulation, etc.) and deserves to be brought up to date.

The ground floor has a garage/workshop/boiler room area of 32m2 with an access door onto a covered terrace overlooking the rear of the garden.
A furnished part of approx. 20m2 including a room (various uses possible), a bathroom with shower and WC, a bedroom of 12m2.

The floor of approx. 80m2 is accessible from the balcony terrace but also from inside. Entrance/hallway (with cupboard) plus corridor (with cupboard), L-shaped living room of approx. (a fireplace with an insert is in place but it is out of use) opens onto the balcony terrace, the kitchen is fitted and equipped, 1 bathroom (shower, 2 sinks), individual toilets, 2 bedrooms (10 and 12m2 approx.)

The house requires some refreshment work (tapestries, bathroom lighting, etc.), second work (the current heating system is inoperative), and the maintenance of the garden with ornamental shrubs is to be done. to resume .
Please note: the equipment and furniture still in place are included in the sale. House sold AS IS (the owner cannot guarantee the good working condition of various furniture and appliances).

House connected to mains drainage

The garden is enclosed and has a motorized gate.

This house being close to school, shops, is ideal for a first purchase, but also an investment

