



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7053

• House - Eymet •



## DETAILS

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

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

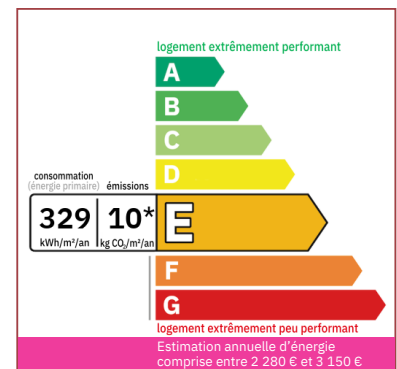
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Old stone village house located 5 km from Eymet. Interior renovated with the desire to preserve the spirit of the place (exposed stones and beams) 3 bedrooms; nice backyard.

122 m<sup>2</sup> living

30 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

176 500 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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





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## • Description ref n°7053 •

Stone village house, benefiting from modern comfort while displaying elements of character (a magnificent stone staircase, a large period fireplace, good height under the ceilings, exposed joists)

This home is located in a village with essential shops, a few minutes by car from Eymet and 20 minutes from Bergerac.

Although it runs along the main road in the heart of the village, the double-glazed joinery of the house reduces noise pollution (certain rooms of the house open onto the backyard)

The ground floor:

Spacious entrance with travertine floor and beautiful staircase

The 26m<sup>2</sup> living room opens onto the entrance, travertine floor, imposing stone fireplace with wood stove, windows with electric shutters

A hallway with individual toilet leads to the 7m<sup>2</sup> fitted scullery/laundry room with window and the recent 13m<sup>2</sup> kitchen. The room has a large bay opening onto the private courtyard located at the back of the house.

Cellar under part of the house

The floor:

Landing of 10m<sup>2</sup> with cupboard opening onto 3 bedrooms of 14.5m<sup>2</sup>, 12m<sup>2</sup> and 12m<sup>2</sup>, each with good ceiling height, parquet floor; a 9m<sup>2</sup> bathroom/wc with bathtub and shower

On the exterior side, the courtyard of approx. 30m<sup>2</sup> has independent access. Its north-west exposure makes it particularly appreciable on sunny days. Fully paved, it is easy to maintain.

The house is insulated in the attic, the rooms are equipped with electric radiators, but the current owners favor wood heating.

House connected to mains drainage.

land: 800€

