



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7082

• House - Eymet •

EXCLUSIVE



DETAILS

Land surface: 400 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: chaudière fuel (non utilisée)

Drainage/sewage: Everything in the sewer

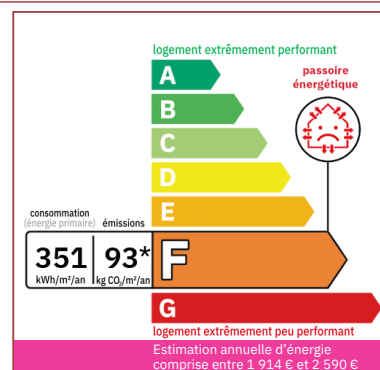
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Village house located close to all amenities, 3 bedrooms. Very bright interior benefiting from a charming garden

To see quickly

77 m² living

400 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

146 000 €

Agency fees: 6,6 % VAT included*

Price without fees: 137 000 €

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



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• Description ref n°7082 •

House located a few minutes walk from the center of the bastide. Accommodation of 77m² hab. having on the raised ground floor an entrance (3.60m²), living room with fireplace, two beautiful openings bringing light and warmth (20.5m²)

The kitchen has an access door to the garden (9m²)

Individual toilet (1.5m²)

Floor: landing, 3 bedrooms (11m², 9m² and 9m²), bathroom with cupboard (5m²)

Basement composed of a room used as a laundry room and the garage / oil boiler (out of use)

This house has been used as a second home for several years. It requires updating and modernization work for greater comfort but remains functional as is.

The tiled and parquet floors, although dating from the 1960s, are in good condition. The joinery has been modernized (double-glazed PVC windows and doors, PVC shutters). Bathroom with a shower cabin to modernize. The cuisine is to be imagined according to your taste.

The house is equipped with an oil-fired central heating system (boiler, radiators in place). As the current owners do not use it, they cannot guarantee operation (system turned off for several years)

One of the assets of this house is its pleasure garden mainly located at the rear, easy to maintain, surrounded by other equally green gardens and from which you can see the village bell tower.

Sewerage sanitation

Land: €527

To visit quickly.

