



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7082

• House - Eymet •

EXCLUSIVE



## DETAILS

**Land surface:** 400 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** chaudière fuel (non utilisée)

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

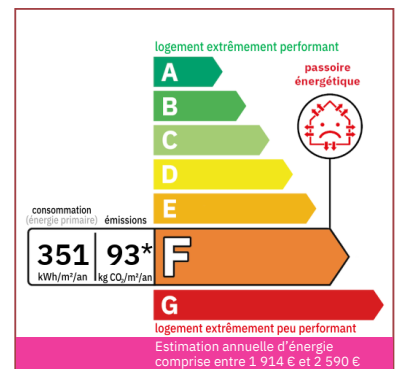
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



1950s house ideally located close to all amenities. 3 bedrooms upstairs. Basement. Very bright interior with a charming garden. Work required

77 m<sup>2</sup> living

400 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

\*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 77m<sup>2</sup> hab. with on the raised ground floor an entrance (3.60m<sup>2</sup>), living room with fireplace two beautiful openings bringing light and warmth (20.5m<sup>2</sup>)

The unfitted kitchen has an access door to the garden (9m<sup>2</sup>)

Individual toilet (1.5m<sup>2</sup>)

Upstairs: landing, 3 bedrooms (11m<sup>2</sup>, 9m<sup>2</sup> and 9m<sup>2</sup>), shower room with cupboard (5m<sup>2</sup>)

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. Restoration and modernization work is to be expected

The original tiled floors and parquet floors are in good condition. The joinery has been modernized (double-glazed PVC windows and doors, PVC shutters). The bathroom (shower cubicle) needs to be brought up to date. The kitchen can be designed 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 its operation (system has been off for several years).

Electrical compliance work is also required

A damp wall corner in the basement requires treatment and restoration work

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

Mains drainage

Land: €527

