



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7143

• House - Eymet •



DETAILS

Land surface: 40 m²

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: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Comfortable and charming village house with its original features, offering a beautiful living space, a very pleasant courtyard to enjoy the sunny days. Ideal as a second home. To visit quickly

167 m² living

40 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

233 200 €

Agency fees: 6 % VAT included*

Price without fees: 220 000 €

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

• Description ref n°7143 •

This old house is located in the heart of a small village in Lot et Garonne, a few km from Miramont de Guyenne, on the edge of Dordogne (5 minutes by car from the pretty bastide of Eymet), 20 minutes from the motorway and train station. Marmande, 30 minutes from Bergerac airport.

Comfortable accommodation with careful decoration, having benefited from a beautiful renovation giving off a general atmosphere of serenity

Raised on 2 levels, the house is composed as follows:

Ground floor: An entrance hall approx. 5m² opens onto a large family kitchen of 31m² fitted with a beautiful period fireplace (decorative), the staircase leading to the upper floors, (tiled floor) ceiling with exposed beams, spot lighting. As an extension, the living room offers a warm space of 27m² with its large fireplace (Godin wood insert) and its openings opening directly onto the rear courtyard (approximately 40m²) designed as a very pleasant relaxation space from the first sunny days.

pantry/storage space of 5m²

The first floor serves 2 large bedrooms of 28m² and 26m² (ceiling with exposed beams, spot lighting, parquet floor), a bathroom of 6m² with a toilet

The second floor has a large bedroom approx. 30m² (roof windows, seagrass floor) with cupboard, a bathroom with toilet. On the other side of the hallway is an attic used as a storage room.

This house is in excellent condition, the joinery is in double-glazed wood, heating by electric radiators plus the insert on the ground floor.

Collective sanitation

