



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7187

• House - Monbahus •

OPPORTUNITY



DETAILS

Land surface: 5600 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: pompe à chaleur

Drainage/sewage: Septic tank

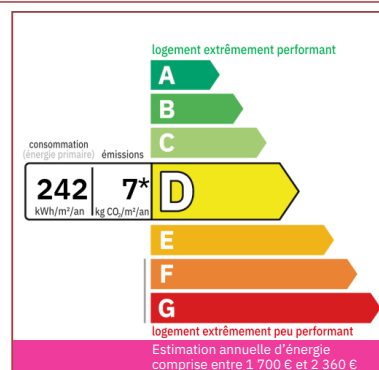
Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



House currently being modernized located in a very quiet countryside environment a few minutes from Montastruc (47). 100m² of living space, swimming pool to renovate, superb garden with trees.

100 m² living

5 600 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

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Price fees included

170 130 €

Agency fees: 7 % VAT included*

Price without fees: 159 000 €

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



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Old country house partly renovated, single storey stone construction located 10 minutes from amenities, close to the village of Montastruc. Very peaceful setting.

The part remaining to be modernized includes: The living room (fireplace / insert) of 40m², single-glazed wooden French doors opening onto a covered terrace to the south, a kitchen of 15.5m² with an access door onto a second terrace (old tiles, electricity to be redone, original single-glazed wooden joinery, etc...)

3 bedrooms of 10m², 10m² and 17m², a bathroom (bath, shower, sink), individual toilets and a hallway have been recently renovated

Garage in the basement with a terrace located on one side of the house, plus 1 workshop under the kitchen

Heating system installed in 2022: air/water heat pump combined with a solar water heater (house equipped with 3 solar panels)

Attic insulation redone in 2022

On the garden side, the plot of land of more than 5600m² offers a beautiful mature garden with ornamental and fruit trees, a well, a garden shed and a swimming pool to renovate.

Property with great assets to make it a charming house in the countryside

Waiting for diagnostics

