



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7189

• Apartment - Eymet •



DETAILS

Land surface: 0 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

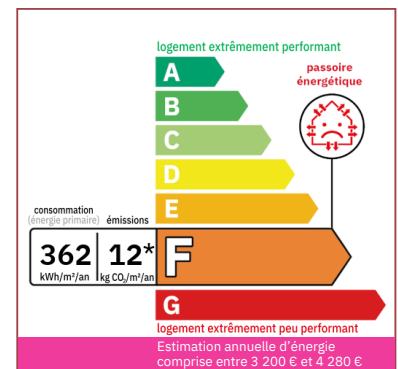
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: Not specified



This real estate complex offers the possibility of several projects with commercial premises overlooking the central square of the village and two apartments with independent entrances.

183 m² living

No field

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

345 000 €

Agency fees: 6 % VAT included*

Price without fees: 325 500 €

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



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The commercial premises of approximately 35m² benefit from a first-class location overlooking the central area of the village. It has a room with a window (18m²) and a back room through which it is possible to create access to one of the apartments as needed.

The first accommodation is located above the premises but has an independent entrance on a corridor leading to the staircase (8m²)

On the 1st floor is the landing (2m²) opening onto a patio/winter garden, a kitchen of 20m² remaining fitted and equipped with a gas hob and an oven, wood floor; a 21m² living room including a large closet, 2 windows overlooking the beautiful square, wooden floor

On the second floor the landing leads to an attic on one side, the suite of the apartment on the other: corridor of 10m², 2 bedrooms of 14 and 15m², one with cupboard, view of the square, shower room/wc (3.5m² approx.)

The second accommodation has on the ground floor an entrance of 2m², kitchen of 14m² fitted and equipped with a gas hob; upstairs: individual toilet with access to the attic, shower room (approx. 4m²), a 22m² bedroom with balcony door, wooden floor; a very cozy living room with 2 cupboards (bookcases), wooden floor (open onto the landing of the 1st apartment)

Cellar in the basement accessible through the kitchen and from the alley.

electric heating (individual meters), 1 water meter for the whole

sewerage sanitation

